



3 Rickards, Whittlesford, Cambridge, CB22 4YT  
Guide Price £795,000 Freehold



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**A MODERN, DETACHED, 4 BEDROOM FAMILY RESIDENCE OFFERING GENEROUSLY PROPORTIONED ACCOMMODATION, TUCKED-AWAY AT THE END OF A PRIVATE DRIVE AND SET WITHIN SECLUDED GARDENS OVERLOOKING FARMLAND TO THE REAR.**

- Modern 4 bedroom, detached house
- 2 reception rooms plus study
- Large conservatory extension
- Well-equipped kitchen / breakfast room plus utility room
- New uPVC double-glazed windows and gas boiler
- Off-road parking, detached double garage
- Secluded gardens with views over farmland
- EPC- C / 74

The property, just one of three, is a superb detached house built in the 1990s to a spacious, well-planned design. No. 3 is tucked-away at the end of a private drive (owned by No. 3) boasting ample off-road parking and a detached double garage. Due to its end of no-through road position, the property has far reaching views over farmland, immediately behind and enjoys a sunny, south-facing rear garden.

The accommodation comprises, a spacious and welcoming reception hall with stairs to the first floor accommodation, solid wood flooring and a cloakroom w.c. just off. There are two reception rooms and a study. These include a dual aspect sitting room with feature fireplace and a dining room. Both these rooms have doors into the large conservatory extension, which in turn enjoys panoramic views over farmland immediately beyond. The kitchen / breakfast room is fitted with attractive cabinetry, ample fitted working surfaces with an inset one and a half sink unit with mixer tap and drainer, four-ring ceramic hob, oven, extractor and integrated fridge freezer and dishwasher. Adjacent is a utility room with matching cabinetry, space for the usual white goods, door to outside and a recently replaced wall-mounted central heating boiler.

Upstairs off the split-level, galleried landing are four bedrooms and a family bathroom. The master bedroom boasts fitted wardrobe cupboards and an ensuite shower room.

Outside, a gravelled driveway provides ample parking and leads to the detached double garage with an up-and-over door, power and light connected. Gated access on both sides of the property, give access to the rear garden, which is laid mainly to lawn with flower and shrub borders and all is enclosed by walling, enjoying excellent levels of privacy.

**Location**

Whittlesford is a charming riverside village noted for its quality homes lying 7 miles south of Cambridge and 8 or so miles north of Saffron Walden. The village has become a focal point of South Cambridgeshire in recent years with its fast commuter rail service bringing London Liverpool Street within the hour. The village is served by a shop/post office and three public houses, the Tickell Arms, The Bees in the Wall and the Red Lion Hotel.

The village has a genuinely thriving community for the young and old. There is a nursery and excellent primary school, active local Scout and Guide groups, gardening and music clubs and lots of village events including a summer ball. There is also an active social atmosphere centred around the Whittlesford Social Club and "The Lawn" which is the village's recreation ground where there are also tennis courts. Communications are excellent with easy access to the A505 and Junction 10 of the M11 is within 2 miles.

**Tenure**

Freehold

**Services**

All mains services connected.

**Statutory Authorities**

South Cambridgeshire District Council.  
Council Tax Band - F

**Fixtures and Fittings**

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



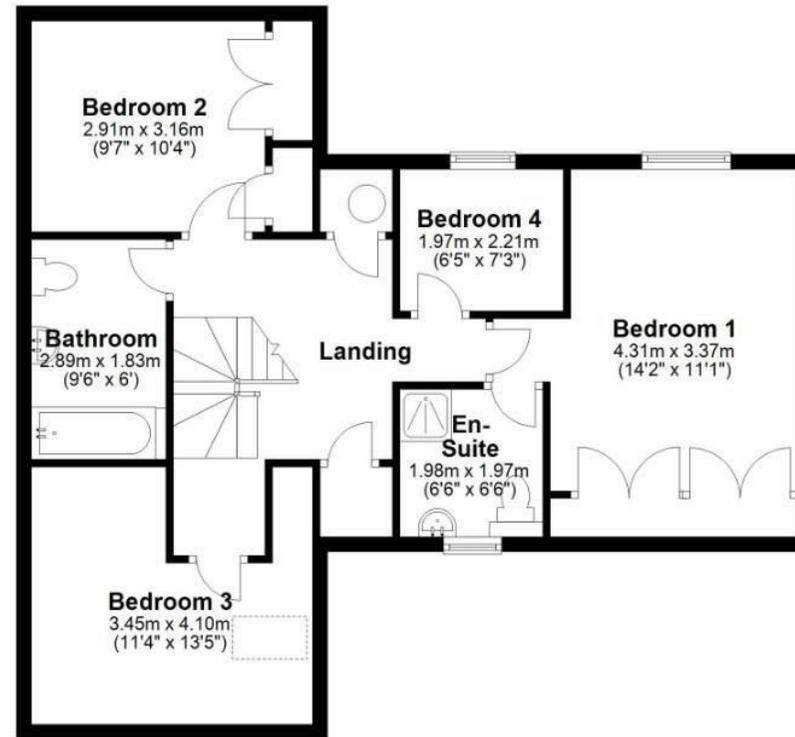
### Ground Floor

Approx. 90.7 sq. metres (976.4 sq. feet)



### First Floor

Approx. 69.3 sq. metres (746.3 sq. feet)



Total area: approx. 160.0 sq. metres (1722.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

