

1 Cockerton Road, Girton, Cambridge, CB3 0QW

Guide Price £875,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME OFFERING SPACIOUS AND VERSATILE ACCOMMODATION, A RECENTLY REFITTED KITCHEN, DOUBLE GARAGE AND ATTRACTIVE FIELD VIEWS TO THE FRONT.

- Detached house
- 1659 sq ft / 154.1 sqm
- Gas fired central heating to radiators
- Driveway parking and double garage
- Council tax band-F
- 4 bedrooms, 2 bathrooms, 3 reception rooms
- Built in 1976
- 0.19 acre plot
- EPC-D / 66
- No onward chain

Constructed in 1976, this impressive, detached residence occupies a generous plot of approximately 0.16 acres and provides 154.1 sqm (1,659 sqft) of well-appointed accommodation, presented in exceptional decorative order throughout. Ideally suited to family living, the property combines generous reception space with four well-proportioned bedrooms, a principal bedroom with en-suite facilities and a substantial double garage.

The ground floor is approached via a spacious entrance hall, which benefits from an adjoining cloakroom WC with a useful built-in cupboard providing convenient storage for coats and shoes. The principal reception space comprises three versatile rooms, including an impressive 22ft double-aspect lounge, a separate formal dining room and a dedicated study, offering flexibility for both entertaining and home working.

The refitted kitchen is finished in an attractive Shaker style, complemented by a feature glass splashback above the hob. A large serving hatch creates an open connection with the adjoining formal dining room, making the space particularly well suited to family gatherings and entertaining. Leading from the kitchen is a generously proportioned utility area, which provides additional practical space and access to the adjoining double garage.

To the first floor, the accommodation continues with four bedrooms. The sizeable principal bedroom benefits from fitted wardrobes and a private en-suite shower room, while bedrooms two and three also feature built-in wardrobes. A family bathroom completes the first-floor accommodation, fitted with white sanitary ware and a P-shaped bath with shower over.

Externally, the property enjoys an enclosed rear garden, predominantly laid to lawn and complemented by established herbaceous borders, creating an attractive setting for outdoor relaxation and family enjoyment. The front and side gardens are also mainly laid to lawn, with a small hedgerow providing definition to the plot. A gravelled driveway offers ample off-road parking and leads directly to the generous double garage.

Location
Girton is a highly favoured residential area to live, lying just 2 miles north-west of the city with a fast approach via the Huntingdon Road. There is excellent schooling for all age groups within the area and within walking / cycling distance of the well-regarded Independent Prep schools of St John's College and King's College. The University of Cambridge Primary School is close by in Eddington and the property is also within the catchment area for the Girton Glebe Primary School and Impington Village College. Girton, a village with its own golf course, tennis club and convenient village store, is situated on the edge of open countryside offering the opportunity for pleasant walks. A Sainsburys supermarket can be found in Eddington whilst other shops can be found in nearby Histon Road. Road links to both the A14 and M11 are also superb, making this property ideal for any commuter into the cities of London or Birmingham. Rail travel is also available via the Cambridge North Station, which is a mere fifteen-minute cycle away.

Tenure
Freehold

Services
Mains services connected include gas, electricity, water and mains drainage.

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



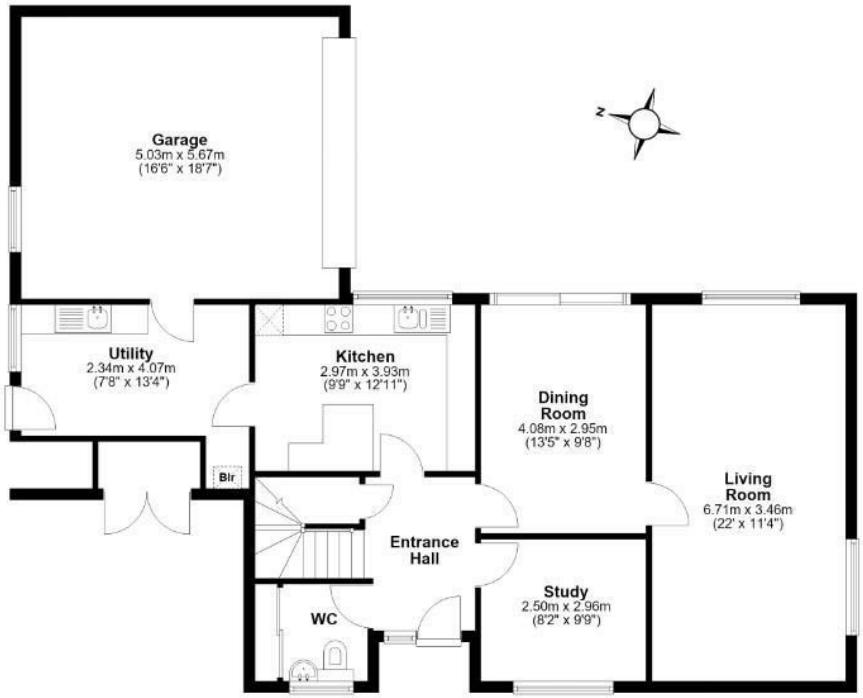




Ground Floor

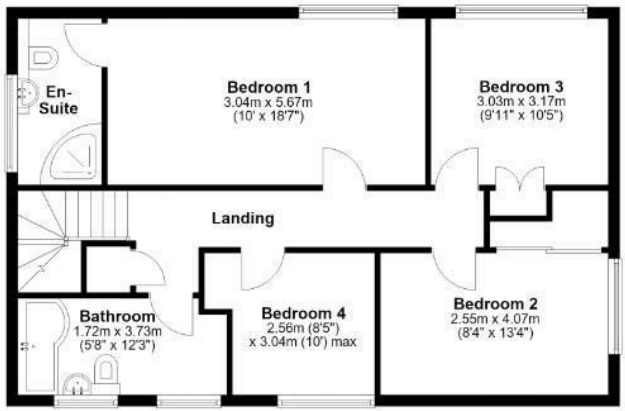
Main area: approx. 82.3 sq. metres (885.7 sq. feet)

Plus garages, approx. 28.5 sq. metres (307.0 sq. feet)



First Floor

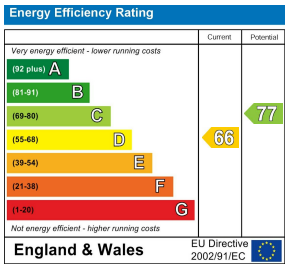
Approx. 71.8 sq. metres (773.3 sq. feet)



Main area: Approx. 154.1 sq. metres (1659.0 sq. feet)

Plus garages, approx. 28.5 sq. metres (307.0 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



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.















