



15 High Street, Knapwell, Cambridge, CB23 4NR  
Guide Price £525,000 Freehold



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**WITH DELIGHTFUL VIEWS ACROSS NEIGHBOURING FIELDS AND ALL THE WAY THROUGH TO OVERHALL GROVE NATURE RESERVE, THIS ELEGANT THREE-BEDROOM HOME IS OFFERED TO THE MARKET WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.**

- Semi-detached house
- 1171.4 sqft/108.8 sqm
- Driveway and detached garage
- Mature plot overlooking neighbouring fields
- Council tax band-C
- 3 bedrooms, 1 bathroom, 2 reception rooms
- Oil fired central heating
- Built circa 1900
- EPC-E / 52

This semi-detached family home is located within the hamlet of Knapwell, a rural village nestled approximately 10 miles from the Historic City of Cambridge.

Believed to date around the early 1900's this red brick, semi-detached home is one of only a few workman house's constructed for a local farm many years ago.

Upon entering the property through the main entrance hall to the side, you enter a spacious reception room benefitting from two sash windows to the front and French doors to the rear which draws in copious amounts of natural light. A wood burning stove ideal for the colder months of the year and bespoke cabinetry with cupboards below and shelving above compliments the remainder of the lounge. Off the lounge is a further reception space currently used as a formal dining area, accessible neatly off the kitchen. The Kitchen of the property has cabinetry to base level, shelving at eye level and feature splash back tiles above the worktop. Completing the ground floor is a useful utility, a rear lobby with access into the rear garden and a separate WC.

To the first floor is a well-proportioned family bathroom benefitting from a panelled bath, with a shower above the bath, a low-level WC and a sink unit with vanity unit below. Three double bedrooms occupy the first floor with bedroom one and two benefitting from a vaulted ceiling above the window which provides a real emphasis of space.

Externally, the rear garden backs onto a neighboring field which in turn backs onto Overhall Grove Nature Reserve a popular destination amongst young families and dog walkers. To the front of the property is a block paved driveway which leads onto a brick-built garage beneath a pitched, slate tiled roof. The rear garden of the property is a real gem, beautifully manicured with established flower beds, mature trees and largely laid to lawn. A timber built potting shed and greenhouse complements the rear garden and a large patio accessible off the living room is ideal for relaxing in the warmer months of the year.

**Location**

Knapwell is located in the county of Cambridgeshire, Eastern England, five miles south of the town of St Ives, eight miles west of the major city of Cambridge. Knapwell is situated nearby to the hamlet High Barns, as well as near the neighbourhood Constellation Park Home Estate and Overhall Grove which is a 17.4-hectare biological Site of Special Scientific Interest. It is a Nature Conservation Review site, Grade II, and it is managed by the Wildlife Trust for Bedfordshire, Cambridgeshire and Northamptonshire. Knapwell is also home to a number of small businesses, including a farm shop and a pub. The pub, The Three Horseshoes, is a popular spot for locals and visitors alike. It serves traditional pub food and has a welcoming atmosphere. The farm shop, Knapwell Wood Farm, sells a range of locally sourced produce, including meat, vegetables, and dairy products.

**Tenure**

Freehold

**Services**

Mains services connected include; water, electricity and drainage. Oil fired central heating

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band-C

**Fixtures and Fittings**

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

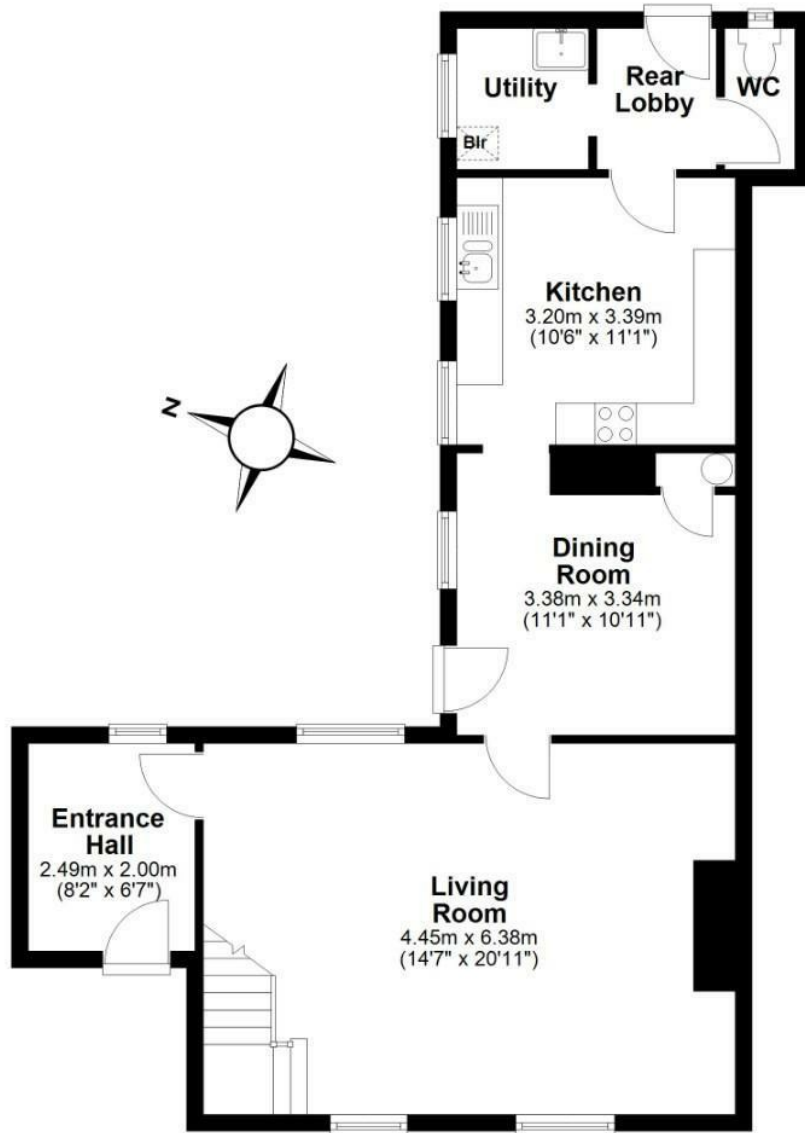
**Viewing**

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



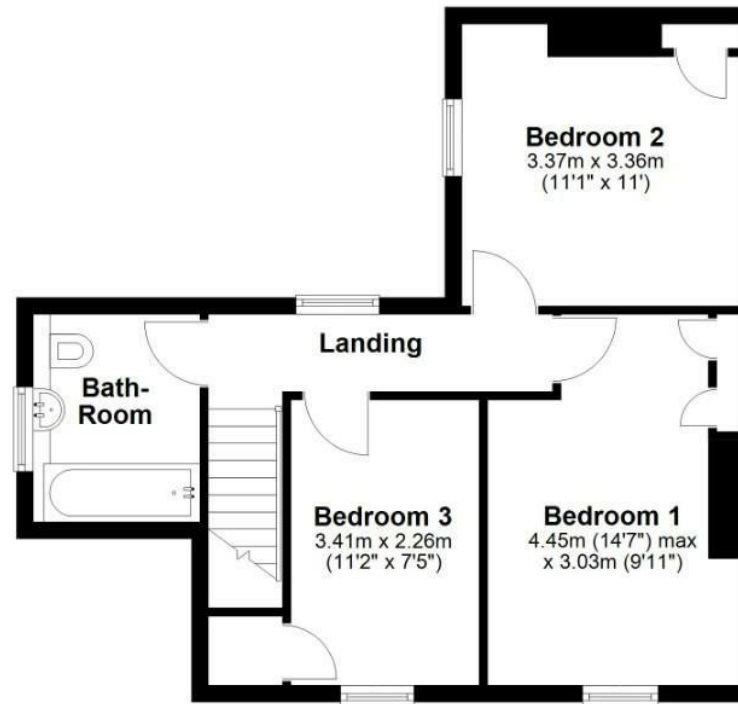
## Ground Floor

Approx. 63.6 sq. metres (684.5 sq. feet)



## First Floor

Approx. 45.2 sq. metres (486.9 sq. feet)



Total area: approx. 108.8 sq. metres (1171.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
England & Wales		78	52
EU Directive 2002/91/EC			

