77 High Street, Longstanton, Cambridge, CB24 3BS

Offers In Excess Of £650,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A SUBSTANTIAL DETACHED FAMILY RESIDENCE, SET BACK FROM THE HIGH STREET AND NESTLED WITHIN LONGSTANTON, A SMALL VILLAGE SITUATED APPROXIMATELY 10 MILES NORTH-WEST OF THE HISTORIC CITY OF CAMBRIDGE.

- Detached house
- 2263.6 sqft /210.3 sqm
- Gas-fired central heating
- 0.23 acre plot
- Council tax band - F
- 5 bedrooms, 2 bathrooms, 3 reception rooms
- Constructed around the mid 1980s
- Gravelled driveway and integral double garage
- EPC - D / 58
- Mature and private garden

Occupying a generous plot of 0. 23 acres, this detached family home measures 2263.6 sqft / 210.3s qm (excluding the garage) and provides spacious accommodation over two floors.

To the ground floor the property comprises of an entrance hall with galleried landing above and three reception rooms which include a study, a formal dining room opening onto the garden and a spacious living room measuring 17'10" in length, triple aspect windows and French doors which open into the substantial rear garden. Completing the ground floor space is a WC, a separate utility and a separate kitchen and breakfast room which could be opened to create a beautiful open plan kitchen/diner.

To the first floor are five bedrooms which includes a master bedroom with en-suite shower room adjoining. Bedroom two benefits from fitted wardrobes and bedroom four incorporates a clever study area, ideal as a child's bedroom. Completing the first floor is a family bathroom suite with a panelled bath, pedestal sink unit and low-level WC.

Externally, the property occupies a 0.23 acre plot with a large gravel area to the front, providing off road parking for several vehicles. Off the Gravelled driveway is a integral double garage with two up and over doors. The rear garden is predominantly laid to lawns with herbaceous borders which include a variety of mature trees and well stocked borders. Off the rear of the property is a paved area, and a raised pond with further shrubbery around the base.

Agents Note
Agent Note – there is a shared driveway/bridge with the neighbour at 79 High Street, Longstanton and the upkeep of this is a shared cost between the two neighbouring dwellings

Location
Longstanton is a delightful countryside village on the northern edge of Cambridge. The village boasts a good range of facilities including a Co-Op Convenience Store, Public House, 2 Medieval Churches, Primary School, Longstanton Dental Practice, Veterinary Practice and superb recreational facilities including Longstanton Sports & Social Club. Excellent shopping is available at nearby Bar Hill where there is also a Championship Golf Course. Road links are served by the A14 giving access to the M11 & A1. In addition is the Guided Busway (running from Huntingdon Railway Station to Trumpington Park & Ride), providing a direct link to Cambridge City Centre, Cambridge Railway Station and Addenbrookes Hospital. The house is within the catchment area for the schools in Northstowe which now includes a nursery, primary school, secondary school, a sixth form college and a special needs school. Willingham primary school, Cottenham primary and Cottenham Village College are all a short drive away.
Northstowe, a new development just a few minutes from Longstanton, has several parks and outdoor spaces to enjoy walking and cycling. There is a children's play area, an outdoor basketball court and also a community cafe at Wing, Northstowe's community venue.

Tenure
Freehold

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

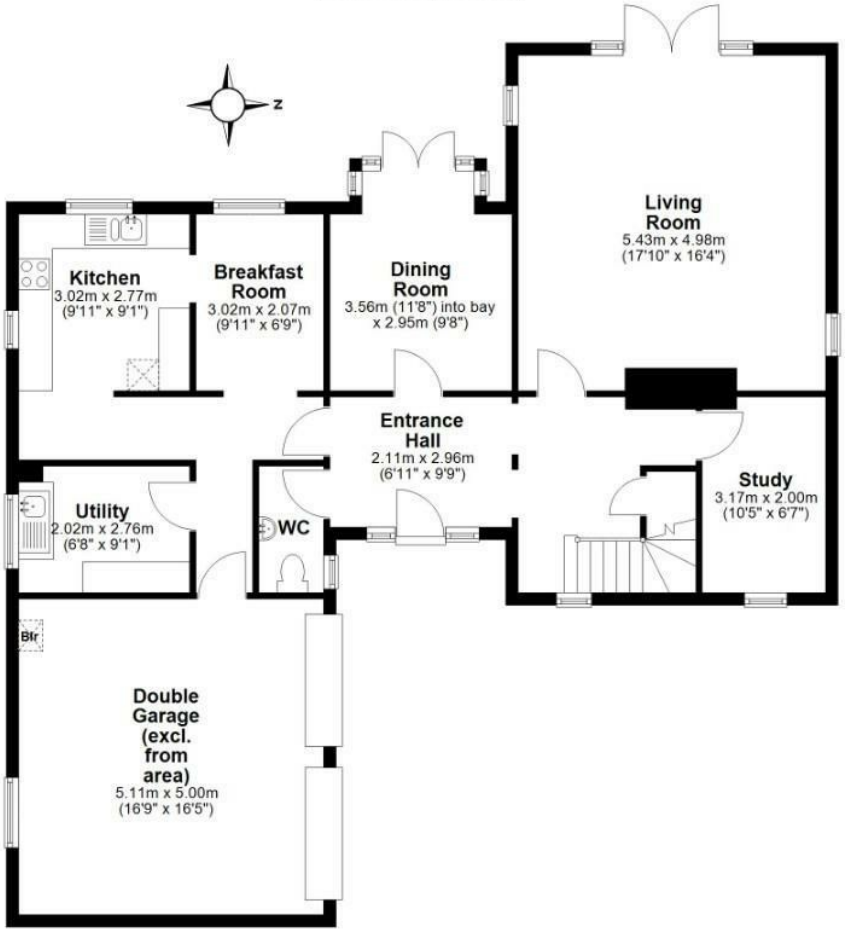
Statutory Authorities
South Cambridgeshire District Council
Council tax band-F

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

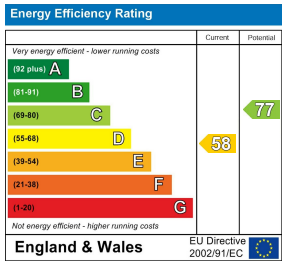
Approx. 91.3 sq. metres (983.2 sq. feet)
(excluding Double Garage (excl. from area))



First Floor

Approx. 119.0 sq. metres (1280.5 sq. feet)

Total area: approx. 210.3 sq. metres (2263.6 sq. feet)



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.