

1 Anglers Way, Waterbeach, Cambridge, CB25 9RD

Offers In Excess Of £550,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A STUNNING, FIVE-BEDROOM DETACHED FAMILY HOME LOCATED IN THE POPULAR VILLAGE OF WATERBEACH AND CONVENIENTLY PLACED FOR ACCESS TO THE HIGH STREET AND NEARBY TRAIN STATION.

- Detached house
- Constructed in 2019
- Gas fired central heating to radiators
- 0.09 acre plot
- Council tax band-F
- 5 bedrooms, 2 bathrooms, 2 reception rooms
- 1380.1 sq ft / 128.2 sq m
- Block paved driveway and detached garage
- EPC-B / 85
- Corner plot position

Constructed in 2019 and benefiting from the remainder of its 10-year NHBC building warranty, this attractive detached family home occupies a private corner plot of approximately 0.09 acres, enjoying a pleasant outlook over a balancing pond to the front.

Extending to approximately 1,380 sq ft (128.2 sq m), the property offers spacious and versatile accommodation arranged over two floors, making it an ideal home for modern family living.

Upon entering, a generous entrance hall provides access to a conveniently positioned cloakroom/WC and stairs rising to the first floor. There are two further reception rooms, comprising a well-proportioned formal living room and a separate study, ideal for those working from home.

Undoubtedly the heart of the home is the impressive kitchen/dining room, providing an excellent space for both everyday family life and entertaining. The kitchen is fitted with an attractive Shaker-style range of units, complemented by quartz work surfaces and a feature tiled splashback. Integrated appliances include a dishwasher, oven, gas hob and fridge/freezer. French doors provide a seamless connection to the rear garden, whilst a separate adjoining utility room offers additional practicality and storage.

The first floor continues to impress, offering five well-proportioned bedrooms served by two bathrooms. The principal bedroom benefits from its own en-suite shower room, whilst bedroom five is currently utilised as a second home office, highlighting the flexibility of the accommodation.
Externally, the property occupies a plot extending to approximately 0.09 acres, with an attractive open outlook over the balancing pond to the front. Block-paved areas to the front and side provide extensive off-road parking for several vehicles, leading to a detached single garage beneath a pitched roof, complete with power and lighting.

To the rear, the fully enclosed garden is predominantly laid to lawn and has been thoughtfully arranged to provide an excellent space for outdoor relaxation and family enjoyment. A particularly appealing feature is the degree of privacy afforded, with the garden enjoying an unoverlooked aspect to the rear.

Location
Waterbeach is a popular village lying on the banks of the River Cam surrounded by glorious open countryside over which there are some fine walks. The village is situated just 6 miles north of Cambridge and can be approached either via a leisurely drive through Fen Ditton and Horningsea, or more speedily via the A10. The village enjoys excellent facilities and has a bustling centre set around an attractive village green. Here you will find a good range of local shops, pubs and take away restaurants, nearby in Milton there is a superstore and a broader range of facilities. There is a good bus service, and the railway station is a most useful asset to the village, providing direct links to Cambridge and London which can be reached in around an hour. The property is expected to be around a five-minute walk from the new train station, which is currently under construction and scheduled for completion in 2028. Waterbeach is also conveniently positioned for access to The Cambridge Science Park and Milton Country Park.

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

Agents Note
There is an annual service charge within the development of £220 for the upkeep of the communal areas which includes the play park, green areas and the balancing pond. These communal areas are maintained by Encore Estate Management.

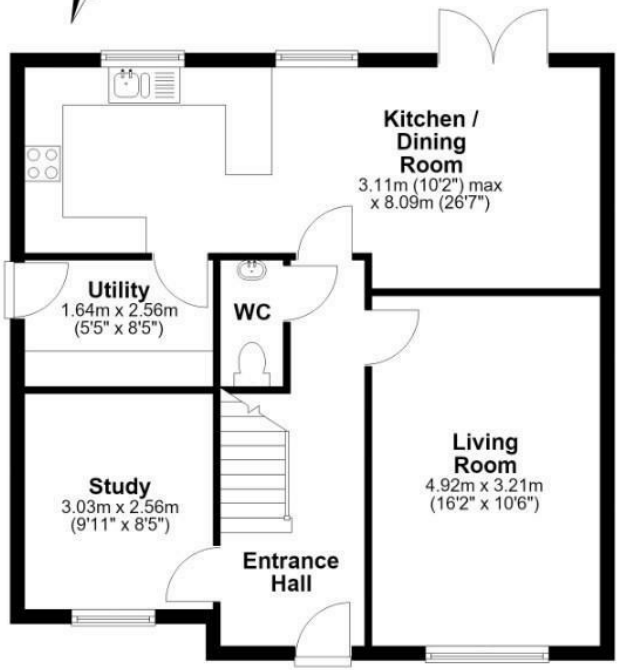






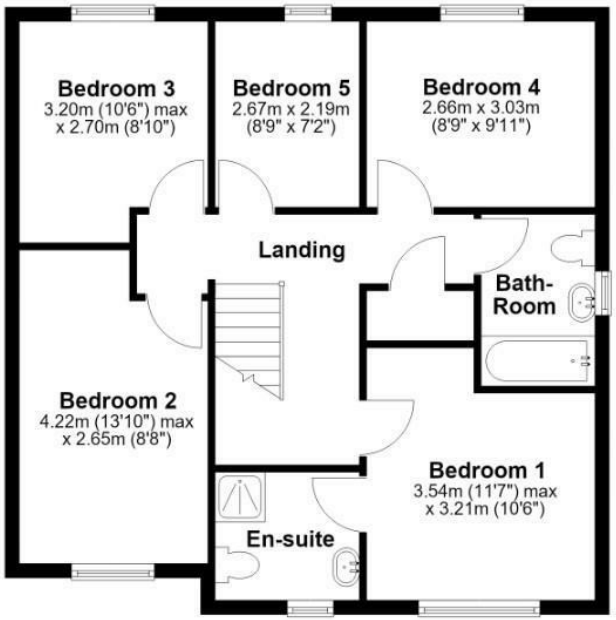
Ground Floor

Approx. 63.6 sq. metres (684.3 sq. feet)



First Floor

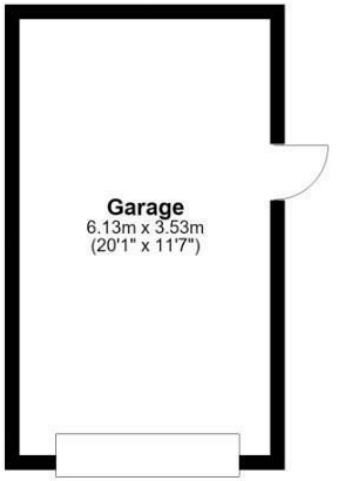
Approx. 64.6 sq. metres (695.8 sq. feet)

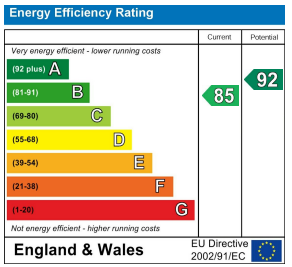


Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. feet)

Plus garages, approx. 21.6 sq. metres (232.9 sq. feet)





Main area: Approx. 128.2 sq. metres (1380.1 sq. feet)

Plus garages, approx. 21.6 sq. metres (232.9 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.












HOME



