

19 The Coppice, Impington, Cambridge, CB24 9PP

Guide Price £775,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A WELL ESTABLISHED AND CONVENIENTLY PLACED FAMILY HOME, LOCATED WITHIN THE WELL-REGARDED VILLAGE OF IMPINGTON AND WITHIN A SHORT WALK OF THE 'OUTSTANDING' IMPINGTON VILLAGE COLLEGE.

- Detached house
- 1722.6 sqft / 160 sqm
- Gas-fired condensing boiler
- 0.14 acre plot
- Council tax band - E
- 4 bedrooms, 2 bathrooms, 3 reception rooms
- Constructed in 1971
- Driveway and garage
- EPC - D / 68

Having been originally constructed in 1971, this home has had many extensions carried out to provide generous accommodation over two floors. Having had a rear extension prior to the current owner's occupancy, the property later had a first-floor extension carried out in 1990 to provide a large master bedroom suite with the previous bedroom becoming part of the ensuite. The property has had two further extensions, which include a utility between the garage and kitchen in 1988, and most recently a kitchen extension, which was carried out in 2004. Most of the widows within the property were replaced with triple glazed units in 2019.

To the ground floor, the property comprises an entrance hall with space for coats and shoes, three reception rooms, which include a study, a living room with original parquet flooring and double aspect windows as well as a formal dining room with terrific views over the landscaped garden to the rear. Off the entrance hall is an extended kitchen/breakfast room filled with copious amounts of natural light, thanks to a large picture window overlooking the rear garden and a Velux window above. Adjoining the kitchen is a utility room, which is predominantly used as the main entrance and provides access to the rear garden, driveway and the integral garage. Completing the ground floor is a WC located beneath the stairs.

To the first floor is a splendid landing area with a turning staircase, an oak and glass balustrade, and a large window overlooking the side aspect. Accessible off the landing are four generous bedrooms which include a double aspect master bedroom with fitted wardrobes to the side and an ensuite bathroom. The ensuite bathroom is fully tiled and comprises a corner bath, a single enclosed shower, a pedestal sink basin, and a low-level WC. Serving bedrooms two, three and four is a recently replaced shower room, fully tiled with a walk-in shower, a low-level WC and a wall mounted sink with vanity unit below.

Externally, to the front of the property is a block-paved driveway leading up to the garage and a lawn area to the front leading up to the front door.

The property has a beautifully landscaped rear garden with a walled and timber fenced perimeter and well stocked herbaceous borders. The rear garden has three patio areas, with one accessible off the rear of the property, ideal for alfresco dining in the warmer months of the year and two other patio areas located to the rear and side of the garden. The remainder of the garden is predominantly laid to lawn.

Location
Impington is an attractive and ever popular village conveniently situated approximately 3 miles north of Cambridge. Wide ranging shopping facilities are provided by the adjoining village of Histon, together with several pubs and coffee shops. Impington Village College provides excellent educational facilities up to the age of eighteen and there are two primary schools in Histon. In addition the property is well placed for access to the A14 and M11. The Guided Busway, which runs from Huntingdon Railway Station to Trumpington Park & Ride, provides a direct link to Cambridge City centre, Cambridge railway stations and Addenbrooke's Hospital.

Tenure
Freehold

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

Statutory Authorities
South Cambridgeshire District Council
Council tax band - E

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

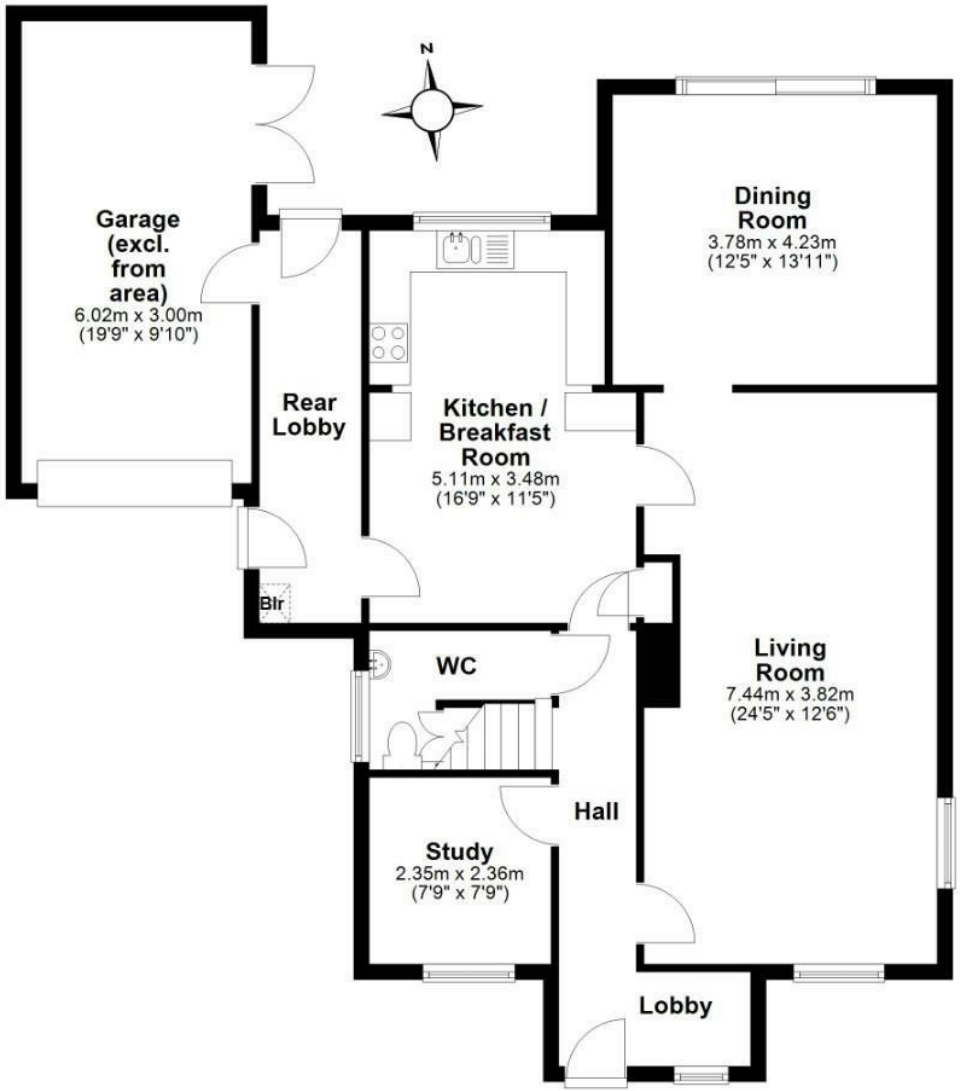
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





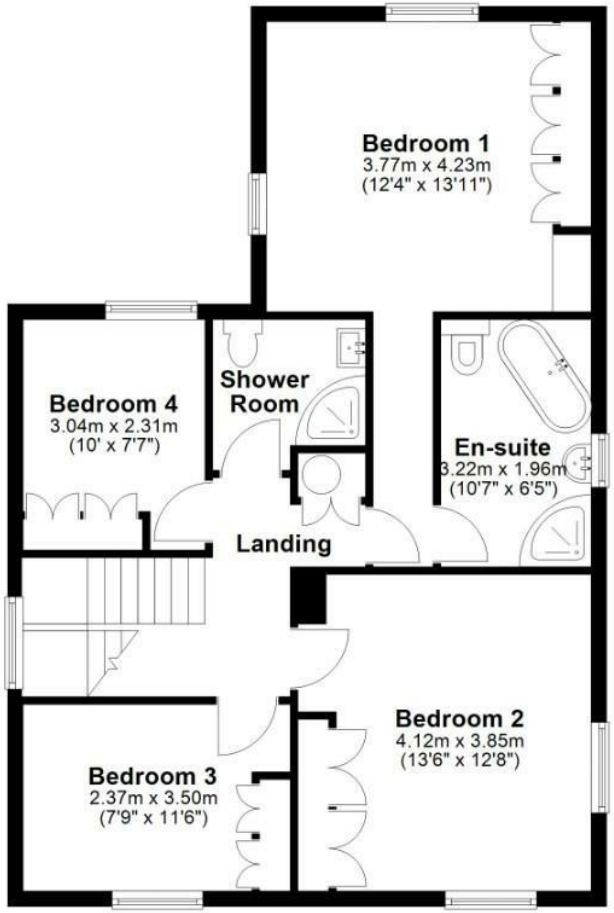
Ground Floor

Approx. 88.7 sq. metres (955.1 sq. feet)



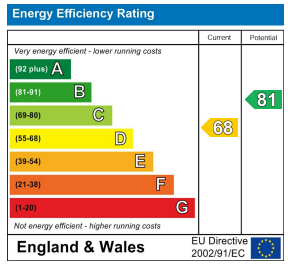
First Floor

Approx. 71.3 sq. metres (767.5 sq. feet)



Total area: approx. 160.0 sq. metres (1722.6 sq. feet)

Drawings are for guidance only
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.











