



2 Plantation Cottage, Ely Road, Waterbeach, Cambridge, CB25 9NW

Guide Price £725,000 Freehold



rah.co.uk
01223 819300

**ORIGINALLY FORMING TWO COTTAGES, THIS LARGE, DETACHED FAMILY HOME
NOW PROVIDES GENEROUS LEVELS OF ACCOMMODATION OCCUPYING A LARGE
PLOT WITH FIELD VIEWS TO THE SIDE AND REAR.**

- Detached Cottage
- Constructed in 1920
- Air Source Heating – underfloor and radiators
- Driveway Parking
- Sizable plot
- 4 bedrooms, 4 receptions, 2 bathrooms, WC
- Converted into one dwelling in 2011
- Sewage treatment conversion unit
- EPC – D / 59
- Private EV Charger fitted

Nestled to the fringes of the popular village of Waterbeach, this detached residence is set within this semi-rural position yet benefits from being approximately five minutes by foot from Waterbeach High Street.

Measuring 165.7 sqm / 1783.1 sqft, this property previously formed two cottages and was later converted into one dwelling and extended in 2011 to provide generous accommodation over two levels.

To the ground floor the property comprises of an entrance hallway with built in storage and four reception rooms, which include a study, a snug, a living room and an expansive sitting room/dining room measuring 35'6" in length and benefitting from bi-folding doors, which open into the rear garden. Off the sitting room/ dining room is a splendid kitchen with cupboard space at both eye and base level, wooden work surface and integrated appliances, which includes a double oven, the top oven is also a microwave and grill, a dishwasher, an electric hob and an integrated washing machine. Completing the ground floor is a separate WC accessible off the sitting room.

To the first floor the property comprises of four large double bedrooms, a landing area with large built-in storage as well as two bathrooms. Bedroom one benefits from an ensuite shower room, a feature fireplace, and a large window overlooking the front. Bedroom two is substantial, measuring 20'3" in length and benefitting from double aspect windows overlooking the rear garden with bedrooms three and four both able to accommodate large double beds.

Externally, the property occupies a generous plot with driveway parking for at least two vehicles. The garden is split into four main parts including a substantial patio area off the bi-folding doors to the rear providing a great space for entertaining in the warmer months of the year as well as a decking area neatly placed to the side of the property and over looking fields, ideal for sitting with a coffee and taking in the nearby wildlife. There are two large lawn areas each benefitting from a wide range of herbaceous borders as well as a large timber-built garage/shed with power and lighting. To the rear of the plot is a large, enclosed area, which the current owner uses for rearing chickens. There is a private EV charger.

Agent's Note

There is a covenant drawn up in 1985 relating to land lying to the side and rear of what was No 1 Plantation Cottage, which states that the land can only be used as a garden and precludes building on the land.

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. The property is a 5 minute walk from the village and just a 15 minute walk to the train station

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. Waterbeach is also conveniently positioned for access to The Cambridge Science Park and Milton Country Park.

Services

Main services connected include: water and electricity. There is no gas or mains drainage connected to the property.

There is a sewage treatment conversion unit at the property.

Air source heat pump.

Statutory Authorities

South Cambridgeshire District Council.

Council tax band -D

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.





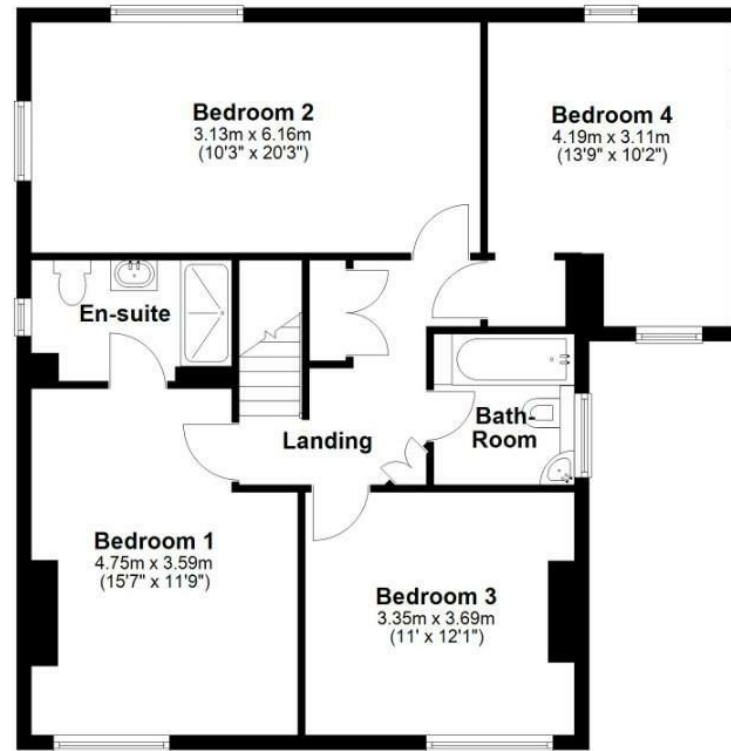
Ground Floor

Approx. 85.3 sq. metres (918.1 sq. feet)



First Floor

Approx. 80.4 sq. metres (865.0 sq. feet)



Total area: approx. 165.7 sq. metres (1783.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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

73

59



