Oakhurst Station Road, Longstanton, Cambridge, CB24 3DS

Guide Price £1,200,000 Freehold

REDMAYNE ARNOLD & HARRIS

rah.co.uk

01223 819300

A SUBSTANTIAL, MODERN DETACHED HOUSE PROVIDING IMPRESSIVE FAMILY ACCOMMODATION OVER THREE LIGHT-FILLED FLOORS, EXTENDING TO 3511 SQFT WITH SOUTH-FACING GARDENS AND A DETACHED DOUBLE GARAGE. POSITIONED WITHIN GATED GROUNDS IN LONGSTANTON.

• 3511 sqft / 326 sqm • Detached modern house, built in 2019 • 5 bedrooms, 3 reception areas, 6 bathrooms • Expansive open-plan kitchen/dining/family room • Second floor principal bedroom suite (655 sqft) • Impressive double-height glass reception hall • South-facing rear garden • Detached double garage with powered door • Gas-fired heating to radiators and underfloor • Walking distance to Longstanton guided busway

Oakhurst is an impressive and substantial family home, built in 2019 (NHBC warranty has 2.5 years left to run) and set within gated grounds. Extensive accommodation is arranged over three floors and is finished to a superior standard, with a design layout to suit modern living requirements for a large family.

Accommodation extends to 3511 sqft and boasts an energy efficiency B-rating. Extensive glazing throughout allows a high degree of natural light and views to the outside areas.

The ground floor accommodation measures 1515 sqft and comprises a double-height reception hall with glazed façade and feature oak staircase, a vast open-plan reception space with a well-equipped kitchen incorporating an oversized central island, and a full-depth living/dining area. Tri-folding doors open to a large outside terrace area from both spaces and a walk-in pantry is accessed from the kitchen area. A spacious utility/boot room, study/box room, shower room and second reception room complete the ground floor level.

The first-floor level comprises a galleried landing, which leads to a family bathroom suite with a separate shower cubicle, three spacious double bedrooms (two of which have ensuite facilities) and a guest bedroom suite equipped with a walk-in dressing room and an ensuite shower room.

The principal bedroom suite spans the whole of the second floor and measures an impressive 655 sqft. This stunning level has ample space for a seating area and provides a fully fitted walk-in wardrobe connecting to a large ensuite bathroom with a separate shower cubicle.

Outside, there is a broad enclosed rear garden with a lawn and a large paved sun terrace.

There is a detached, double garage with a powered door and lighting with a large parking area to the side.

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, two medieval churches, primary school, Longstanton Dental Practice, veterinary practice and superb recreational facilities including Longstanton Sports & Social Club. There is the recently opened Northstowe Tap and Social - a wonderful coffee shop/pub that is just a short walk away. 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 Addenbrooke's Hospital.

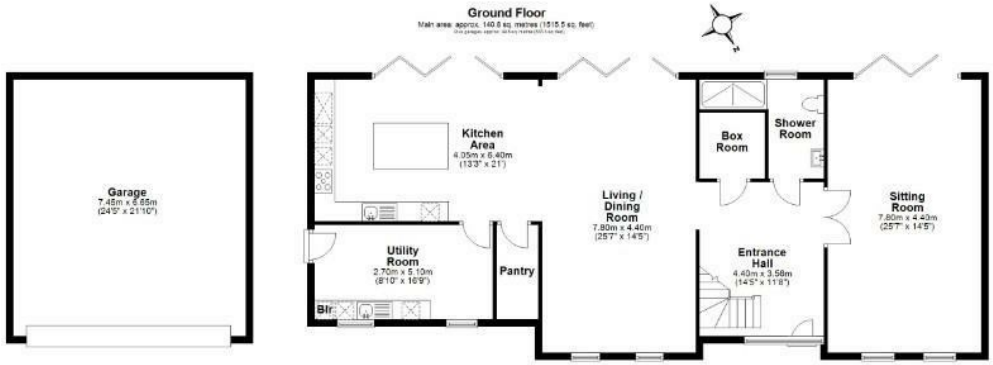
Tenure
Freehold

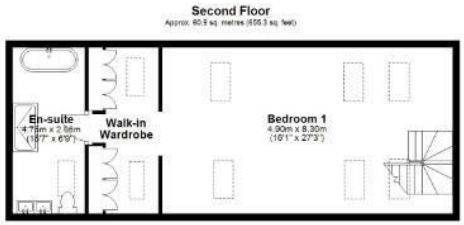
Services
Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities
South Cambridgeshire District Council.
Council Tax Band -

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.

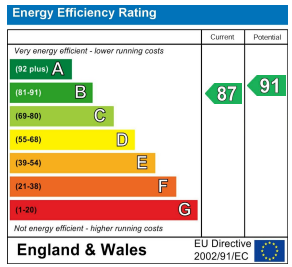




Main area: Approx. 326.2 sq. metres (3511.7 sq. feet)

Plus garages, approx. 49.5 sq. metres (533.3 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.