26A Green End, Fen Ditton, Cambridge, CB5 8SX

Offers Over £1,000,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A SUBSTANTIAL DETACHED FAMILY HOME, OVERLOOKING THE RIVER CAM, WITH FAR REACHING FIELD VIEWS TO THE FRONT AND REAR. LOCATED ON A NO-THROUGH ROAD IN THIS SOUGHT-AFTER VILLAGE.

- Detached family home
- 1992.5 sqft / 185.1 sqm
- Double garage, extensive parking and EV charger
- Gas-fired central heating, solar panels
- Planning permission for 1 bed bungalow (foundations in)
- 4 beds, 2.5 baths, 3 recepts + conservatory
- Built in 1970s
- Plot size - approx 0.22 acres
- Views across fields and the River Cam
- Situated on a quiet no-through road

This delightful home sits in a quiet spot within the sought-after village of Fen Ditton. The property occupies a generous and mature plot measuring 0.22 acres with a sunny westerly aspect, overlooking the river Cam. Inside, the accommodation is well-proportioned, with large windows providing an abundance of natural light. Notably, house and garage roofs were replaced 2 years ago and new solar panels were installed to the rear roof aspect.

The property also benefits from granted planning permission for a one-bedroom detached bungalow (S/4640/18/FL), of which a block and beam foundation has already been laid. Further information is available upon request. This would certainly benefit those who need dependent relatives to live close by.

The welcoming entrance hall, with stairs to the first floor, leads to all principal rooms. The open plan living/dining room, which has a gas fire, offers versatile use, with bi-folding doors, allowing the study to become part of this space. The study leads into a spacious conservatory with French doors to the garden. The living room benefits from a large, double-glazed window with views across the River Cam. The kitchen is fitted with a range of base and eye-level units, two integrated Pyroclean ovens, a gas hob and an induction hob with an overhead extractor and space for a dishwasher and a fridge/freezer. The utility is a good size with space for white goods, built-in storage, and a w.c.

The first floor accommodation is made up of four good-sized double bedrooms and a family shower room with twin basins. Both bedroom one and two have built-in wardrobes and access out to a large roof terrace overlooking the River Cam and fields to the foreground and beyond, giving wonderful views of the Cambridgeshire sunsets. Bedroom one also benefits from a five-piece bathroom with a separate bath and shower.

Outside, there is vehicle access through to the rear of the property via the carport, offering further parking and access to the detached double garage, which benefits from an inspection pit. The garden is generous in size and is enclosed by fencing, mostly laid to lawn with mature fruit trees. A large workshop/shed can also be found nestled behind the garage. To the front of the property, there is driveway parking for multiple vehicles and a mature front garden.

Location
Fen Ditton is a sought-after and pretty riverside village about 3 miles from the centre of Cambridge. The village has popular restaurants/pubs and a primary school. The village is noted for its riverside walks and cycle path to the central city (about 2.5 miles/15 minutes) and High Ditch Road itself provides easy access to major road links and is only 1.4 miles from Cambridge North Railway Station, which has services to London King's Cross and Liverpool Street. The city offers excellent facilities and outstanding schools.

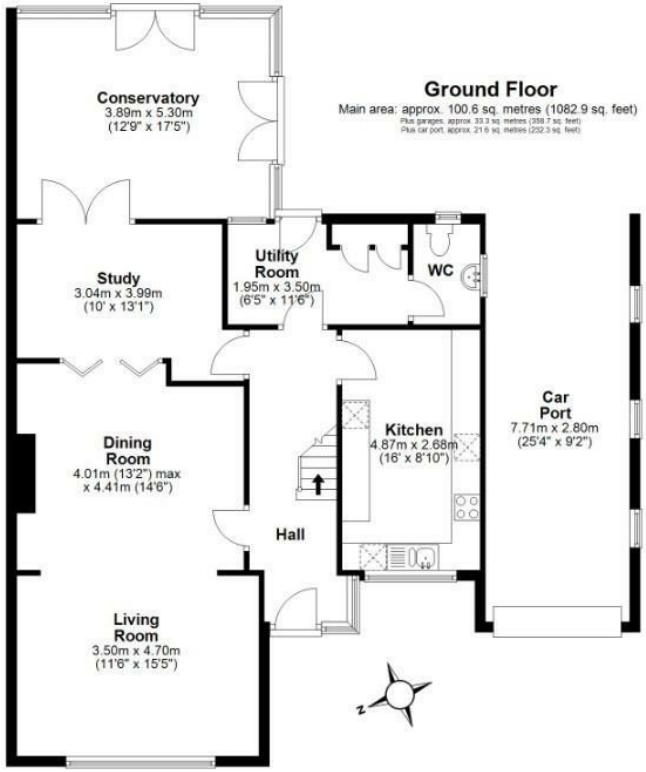
Tenure
Freehold

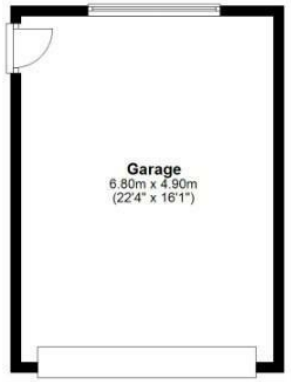
Services
Main services connected include: water, electricity, gas and mains drainage.
The vendor informs us that excess electricity from the solar panels generates an income of £1500 per annum.

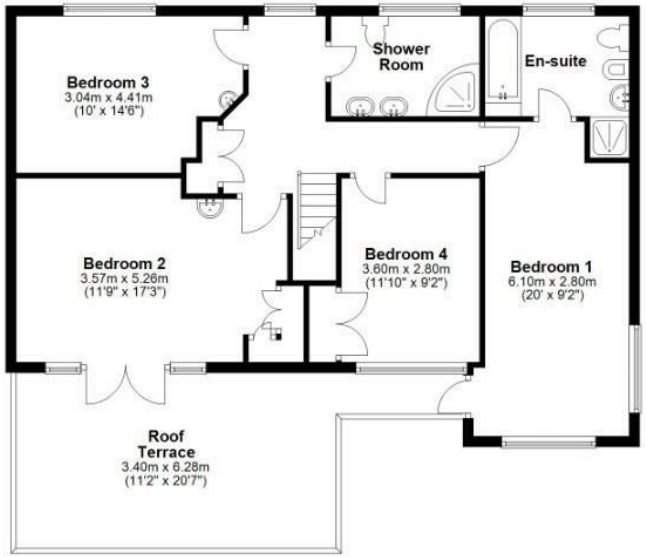
Statutory Authorities
South Cambridgeshire District Council.
Council Tax Band - F

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.

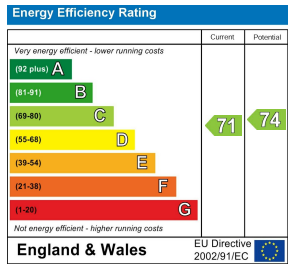






Main area: Approx. 185.1 sq. metres (1992.5 sq. feet)
Plus garages, approx. 33.3 sq. metres (358.7 sq. feet)
Plus car port, approx. 21.6 sq. metres (232.3 sq. feet)

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.