



Pepperslade, Duxford Cambridge
£480,000 Freehold

**Sharman
Quinney**

Key Features



- Four Bedroom Detached House
- En Suite to Main Bedroom
- Three Reception Rooms
- Open Plan Lounge/Kitchen/Diner
- Newly Fitted En Suite

Pepperslade is a small, modern development located opposite the Imperial War Museum and adjacent to the Officers Mess. The development is close to open spaces and there are lovely walks nearby which are accessible from the field at the end of the cul-de-sac.

For the commuter there is a mainline station just over 2 miles away, at Whittlesford Parkway and that provides services to Cambridge in approximately 15 minutes and London Liverpool Street in about 65. There is also excellent access back to the city and to the M11 at junction 10.

Facilities within Duxford village which lies about 2 miles away include an Ofsted 'Good' primary school that feeds into the highly regarded Sawston Village College and has a pre-school, there is also



a general shop and store, three pubs, a beauty salon, two churches and various greens and open spaces. The area is surrounded by open countryside and is neighboured by the famous Imperial War Museum and airfield.

The current owners have extended and improved this spacious detached home and is very well presented throughout.

Downstairs are three reception rooms including the stylish open plan lounge/kitchen diner with views to the rear garden. The welcoming hallway also gives access to the downstairs cloakroom and good storage. There is underfloor heating throughout the ground floor of the property.

Upstairs there are four bedrooms off the landing, three doubles with en-suite to main plus a good sized single and family bathroom which is only three years old. There is access to the partly boarded loft via pull down ladder.

The fully enclosed private rear garden comprises lawn and patio with access to the garage which is currently being used as a home office. A viewing is highly recommended!

The picturesque village of Duxford is ideally located close to M11 junction and Whittlesford Parkway train station is only a mile away with its regular service to London Liverpool Street. Local amenities include the local primary school, regular bus route to Saffron Walden plus bank,





supermarkets and recreational facilities in the nearby village of Sawston.

Accommodation Includes

Front

Driveway parking for two cars, entrance to garage and side access.

Entrance Hallway

Under-stair storage cupboard.

Downstairs Cloakroom

Kitchen/Lounge/Diner

Lounge/Dining Area

7.19m x 3.63m (23'7" x 11'11").

Kitchen Area

3.91m x 3.66m (12'10" x 12'0").

Office

3.33m x 2.31m (10'11" x 7'7").

Family Room

3.10m x 2.64m (10'2" x 8'8").

Landing


Access to partly boarded loft via pull down ladder

To view this property call Sharman Quinney on:
01223 844760

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