



High Ditch Road, Cambridge, CB5 8TE

**CHEFFINS**

## High Ditch Road

Fen Ditton, Cambridge,  
CB5 8TE

- Detached Family Home
- Providing 3325sqft of Accommodation
- Versatile Layout
- 5 Bedrooms
- Mature 0.5 Acre Plot (Approx.)
- Large Double Garage
- Wealth of Off-Road Parking
- Quiet Position
- Sought After Village

A substantial detached family home with the accommodation reaching 3325sqft and providing excellent versatility, sitting in a mature 0.5 acre (Approx.) plot and positioned on this quiet street in the highly sought after Fen Ditton with close proximity to Cambridge City Centre.

5 3 5

£1,250,000





## LOCATION

Fen Ditton is a sought after village located just 3 miles from the centre of Cambridge and ideally placed for access to the A14. There are a variety of local amenities including public houses, church, recreation ground, shops and primary school, as well as walking routes to Ditton Meadows and Stourbridge Common. For commuting, frequent bus routes are available into Cambridge, with the Newmarket Road Park & Ride also nearby. Cambridge North Railway Station is also around 3.5 miles away.

## PANELLED GLAZED DOUBLE DOORS

leading into:

## ENTRANCE PORCH

with half moon shaped transom above and set of double glazed windows to both side aspect, carpeted flooring, step up to Timber Panelled Entrance Door leading into:

## ENTRANCE HALLWAY

A vast and bright space with real wood flooring, coved ceilings, inset LED downlighters, radiator, glazed panelled door leading through into:

## SECONDARY HALLWAY

with continuation of real wood flooring, stairs rising to first floor accommodation, radiator, coved ceiling, cupboard housing wall mounted Vaillant gas fired boiler with fitted timber shelves, double glazed windows to side aspect and panelled glazed door leading through into:

## OPEN PLAN KITCHEN/DINING/FAMILY ROOM

A bright and airy space with excellent versatility. Kitchen area which comprises a collection of both base and wall mounted soft close storage cupboards and drawers with a combination of both stone and timber work surfaces, inset dual stainless steel sink with hot and cold mixer tap, drainer to side, Rangemaster cooker with 5 ring gas hob and triple oven, integrated extractor fan above, integrated microwave, integrated and concealed Bosch dishwasher, space and plumbing for American style fridge/freezer with custom made surround with wine rack above and pantry cupboards to the side, kitchen island with stone work surfaces, inset stainless steel sink with hot and cold mixer tap and further timber bar, inset LED downlighters, coved ceiling, radiator, wood effect flooring, opening into: DINING SPACE where there is large built-in pantry store with fitted shelving, a set of full height radiators, inset LED downlighters, wood effect flooring, set of double glazed French doors leading out onto side decking and further opening leading into FAMILY AREA with coved ceiling, radiator, double glazed square bay window to front aspect, double glazed window to side aspect and a panelled door leading through into:

## UTILITY ROOM

comprising base mounted storage cupboards with timber work surface, space and plumbing for washing machine and dryer, inset stainless steel sink with hot and cold mixer tap, tiled splashback, shaver point, tiled flooring, coved ceiling, LED downlighters, double glazed window fitted with privacy glass onto side aspect.

## GAMES ROOM

with real wood flooring, coved ceilings, radiator, full height bay window with a set of glazed French doors leading out to patio creating a wonderfully large entry of point into the room, set of double doors leading through into:

## LIVING ROOM

A fantastically spacious room with coved ceilings, feature fireplace with stone surround, hearth and decorative mantel and provides a wonderful focal point into the room, radiators, wall mounted uplighters, full height square bay style window with a set of glazed double doors leading out to patio and providing a wonderfully large entry point of light into the room.

## OFFICE

with real wood flooring, coved ceilings, radiator, double glazed window out to side aspect, set of double glazed sliding doors leading out onto patio.

## LOBBY

with stone effect laminate flooring, coved ceiling, radiator, panelled glazed door leading out to side access, panelled door leading through into:

## CLOAKROOM

comprising a two piece suite with low level w.c. with hand flush, wash hand basin with separate hot and cold taps, decorative tiled splashback, radiator, coved ceilings, double glazed windows out to side aspect fitted with privacy glass.

## BEDROOM 5

A large suite with a set of full height built-in wardrobes accessed via sliding mirror doors fitted with railings and shelving, coved ceilings, radiator, wall mounted lights, square bay double glazed window to rear aspect. Opening leading through into:

## ENSUITE BATHROOM

which comprises of a three piece suite with panelled bath with hot and cold mixer bath taps, freestanding shower head attachment, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer taps, decorative tiled surround, heated towel rail, shaver point, extractor fan, inset LED downlighters, access to eaves storage.

## ON THE FIRST FLOOR

## LANDING

with radiator, large airing cupboard with fitted timber shelving housing hot water cylinder and automatic light, further wall mounted lights, also benefiting from a double glazed skylight.

## FAMILY BATHROOM

comprising a four piece suite with combined shower and bath with panelled bath, wall mounted shower head, hot and cold mixer taps, decorative slate surround, low level w.c. with concealed dual hand flush, His and Hers wash hand basins with hot and cold mixer taps, stone upstand, slate splashback, heated towel rail, wood effect flooring, double glazed window fitted with privacy glass out onto side aspect.

## BEDROOM 1

A most fantastic suite with a wealth of built-in wardrobes and further base mounted chest of drawers and storage cupboards including fitted vanity unit, double panelled radiator, inset LED downlighters, double glazed window to front aspect, set of double doors in the style of the wardrobes opening into:

## ENSUITE BATHROOM

with four piece suite comprising panelled bath with hot and cold mixer tap, corner shower cubicle with wall mounted shower head and accessed via glazed doors, wash hand basin with hot and cold mixer tap, storage area below, tiled surround, heated towel rail, shaver point, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out to side aspect.

## BEDROOM 2

with inset LED downlighters, wood effect flooring, radiator, double glazed windows overlooking the garden.

## BEDROOM 3

with inset LED downlighters, eaves storage cupboard, radiator, double glazed windows out onto side aspect.

## BEDROOM 4

with access to eaves storage, LED downlighters, radiator, double glazed Velux skylight to side aspect.

## DETACHED DOUBLE GARAGE

which is currently set up as a kitchen and is fitted with a set of base mounted storage cupboards and drawers with two stainless steel sinks with hot and cold mixer tap, drainer to side, additional hand washing stainless steel basin with separate hot and cold taps, wealth of available electric points, lighting, extractor fan, set of double glazed windows overlooking garden and could easily be converted back into the use as a double garage.


## OUTSIDE

To the front the property is approached off High Ditch Road via a gravelled driveway leading to the fantastically large drive with available parking for a vast number of vehicles with mature trees providing screening and also a collection of timber storage sheds, covered side access to the garage.

A most mature and wonderful plot which the property sits to the front of it being predominantly laid to lawn with a large paved patio area led directly off the rear part of the property and a most wonderful space for both relaxing and entertaining with a vast array of space for outside garden furniture. Pond with paved surround which is shaded by a collection of mature shrubs and trees, further gravelled area which also contains a number of mature shrubs and trees, to the side there is timber summerhouse and metal storage shed, timber decking with inset LED uplighters. Orchard with a number of fruit trees and continuation of the lawn leading round to one side of the property where there are a collection of timber storage sheds. On the other side of the plot is a further private lawned area which can be accessed off the kitchen where there is the aforementioned decked area perfect for outside entertaining/dining. Towards the boundary there is a gravelled bedded area



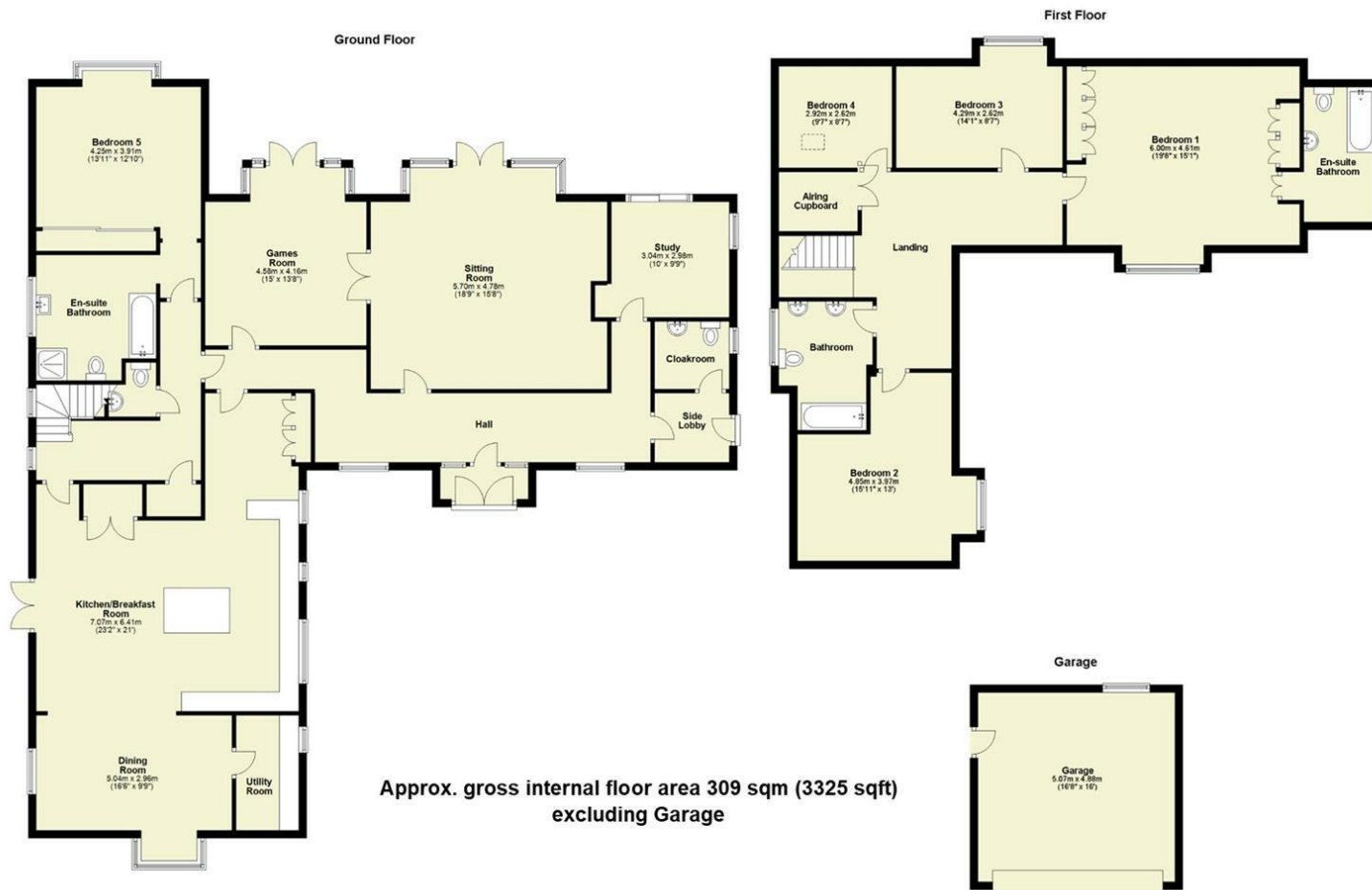


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

£1,250,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - South Cambridgeshire







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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.