



214 sqm / 2305 sqft

623 sqm / 0.15 acre

Chalet style home

4/5 bed, 3 recep, 2 bath

Off road parking

1960s

EPC - E / 44

Council tax band - E

Leaden Hill

A substantial, detached home extending to over 2300 sqft (214 sqm), set in a quiet, picturesque location close to open fields. The property provides spacious living accommodation with 4/5 bedrooms, a private rear garden and off road parking.



Guide Price
£650,000



The property is nicely presented and well planned with all of the principal rooms leading off the entrance hall.

2 Leaden Hill is set behind neat, a well maintained front garden with a path leading to the front door. There is an impressive dining hall with the staircase leading up to the first floor and plenty of space for a dining table and chairs.

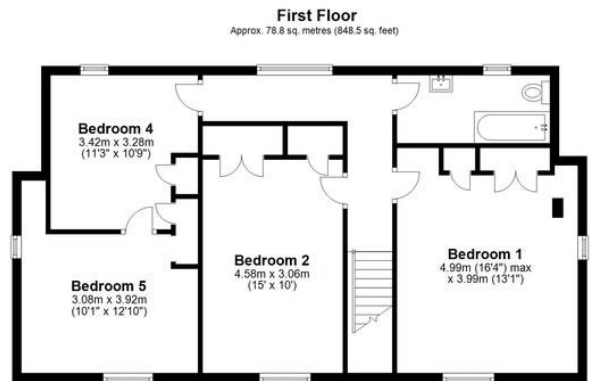
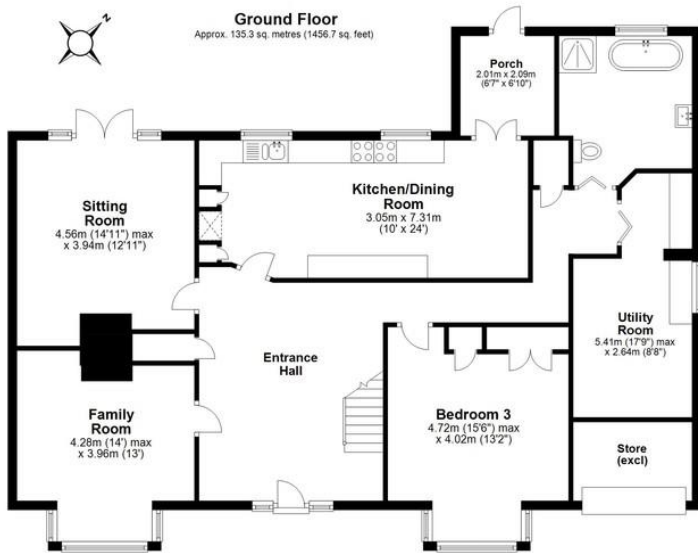
To the front of the property there is a bay fronted reception room, currently used as a playroom and to the rear a cosy sitting room with an attractive fireplace and doors leading out to the garden. The adjacent kitchen is extensively fitted with a range of cabinets set above and below the working surfaces, there is an integrated dishwasher and space for a large range cooker and fridge freezer. At the far end, there is space for a table and chairs and doors out to a lean-to porch.

The main bedroom is on the ground floor and has a bay window to the front and fitted wardrobes to one wall. This bedroom is accessed off the inner hallway, which leads through to a stunning modern bathroom fitted with a large bathtub, large walk-in shower, w.c and vanity unit with hand-basin over. On the ground floor there is also a utility room with space for a washing machine and this opens to a multipurpose room ideal as a gym, laundry room or study.

On the first floor, the landing is bright with a large window overlooking the garden, bringing in lots of natural light and there are two large double bedrooms to the front, both with fitted wardrobes to one wall. There is a third bedroom which leads through to a fourth bedroom on this level. This room is divided with a partition wall which could easily be removed if preferred. The first floor also features a family bathroom fitted with a bathtub with shower over, w.c and hand-basin.

Outside, the garden extends across the rear and then extends around the side where there is a gravelled area. The garden is predominantly laid to lawn with a patio adjacent to the rear of the property. A side gate gives pedestrian access to the front.

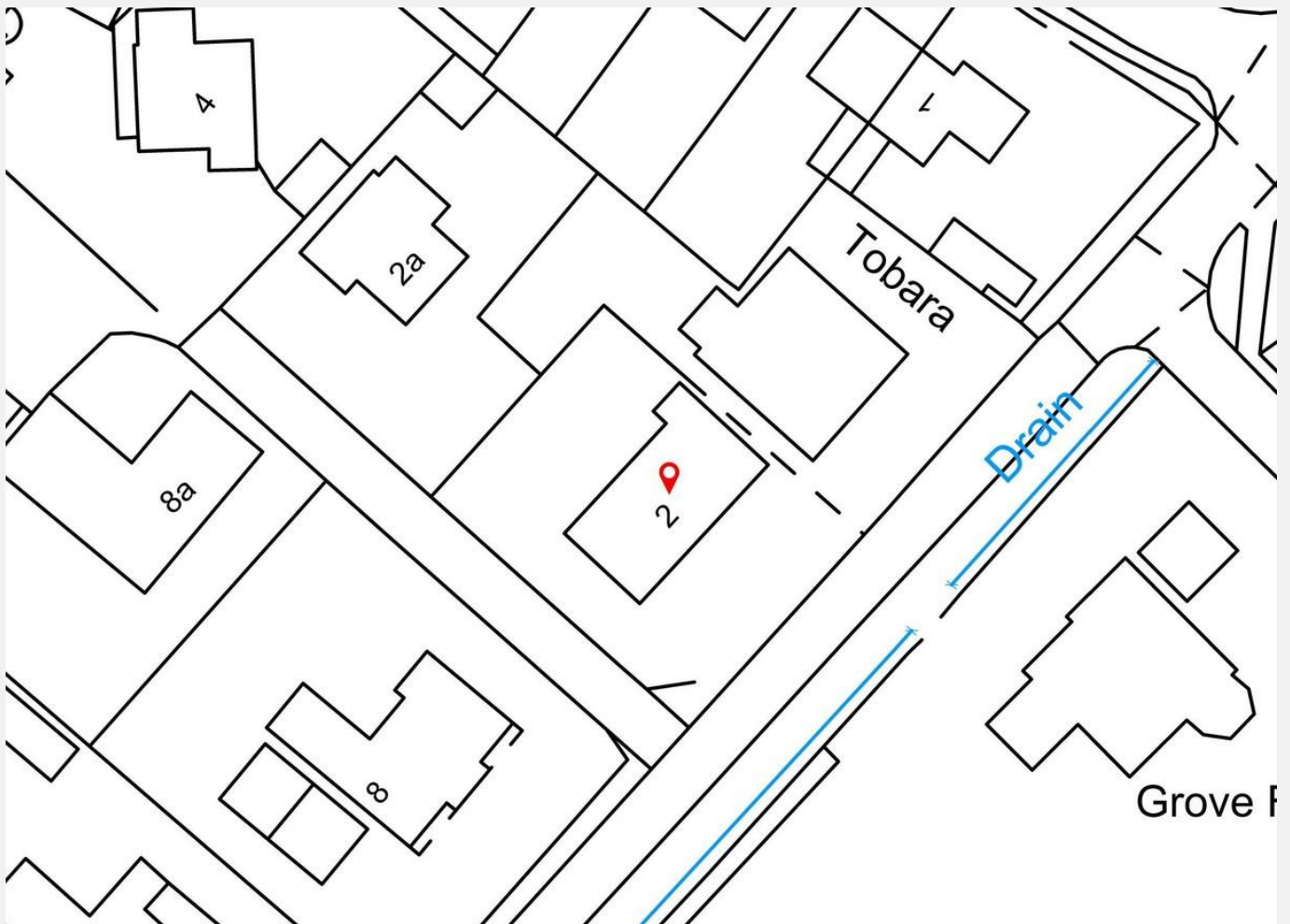




Total area: approx. 214.2 sq. metres (2305.2 sq. feet)

Drawings are for guidance only.
Plan produced using PlanUp.

Total area:
Approx. 214 sqm
(2,305 sqft)



Orwell is an attractive, traditional Cambridgeshire village about 7 miles south-west of Cambridge and a similar distance north of Royston.

The centre of the village carries very little through traffic and its compact size gives it a close sense of community aided by a thriving primary school, handsome dining pub, general convenience store, post office and hairdresser.

There is a large recreation ground and a Parish Council owned hillside nature reserve that is a designated Site of Special Scientific Interest. A 15th Century Parish Church overlooks the village and there is a village hall and Methodist Church. There are tennis and football clubs, singing group, gardening group and golf society.

The National Trust's Wimpole Hall and Home Farm are nearby and can be accessed by a network of footpaths running off Hillside and out into the countryside.

For the commuter the A603 gives easy access into west Cambridge by Barton Road or on to the M11 in about 6 miles. Royston's mainline station gives access to Kings Cross frequently and quickly, often in under 40 minutes.

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