



11 Offa Lea, Newton, Cambridge, CB22 7PW
Guide Price £600,000 Freehold



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01223 800860

AN EXTENDED, DETACHED, SINGLE STOREY RESIDENCE OFFERING SPACIOUS AND WELL-PLANNED ACCOMMODATION, SET WITHIN A GENEROUS, MATURE PLOT AND LOCATED WITHIN THIS TRANQUIL CUL-DE-SAC AND POPULAR VILLAGE LOCATION.

- 4 bedroom detached, single storey residence
- Well-equipped kitchen / dining room plus laundry room
- Sitting room with open fireplace
- Garden / dining room extension
- Off-road parking and double garage
- Mature and private gardens to front and rear

The property occupies a tranquil cul-de-sac position close to the heart of this sought-after village with the primary school, public house and recently opened deli / butchers / bakery all closeby. The property has been extended over the years and boasts extremely well-presented accommodation and set within a large, mature plot with ample parking and double garage.

The accommodation comprises an entrance porch through to a welcoming reception hall. There are four good-sized bedrooms, all with fitted wardrobe cupboards, a family bathroom and a separate shower room. There are two reception rooms including the sitting room with feature open fireplace with attractive sandstone surround and marble hearth, and a garden room extension, which enjoys panoramic views over the mature rear garden. The kitchen / dining room is extremely well-proportioned and boasts a range of fitted base level and wall mounted storage cupboards, ample fitted working surfaces with an inset one and a half sink unit with mixer tap and drainer. There is a pull-out larder cupboard, an electric Aga, space for a dishwasher and a fridge-freezer, a door through to the laundry room with space for the usual white goods and a door to the garage. The garden room enjoys a triple aspect with French doors out to the garden.

Outside, the property is set back from the road and screened by hedging with an expansive lawned front garden, a generous driveway providing parking for up to six cars and leading to the double garage with two up-and-over doors, vaulted ceilings with a workshop area to the rear, power and light connected. Gated access leads to the rear garden, which is laid out to shaped and manicured lawns, with well-stocked flower and shrub borders and beds, a selection of trees and bushes, greenhouse, a garden store/ summerhouse and a discreetly positioned oil tank. All is enclosed by fencing and hedging and enjoys excellent levels of privacy and seclusion.

Location

Newton is a popular village located south of Cambridge. The village has the well known and highly regarded Queen's Head public house with local shopping in Harston and Fowlmere and a Waitrose at Trumpington. Days Bakery Farm Shop is now open in Newton and incorporates a bakery, delicatessen and foodhall.

Primary schooling at Harston and Newton Primary School with secondary schooling at Melbourn Village College. There are excellent commuter links with the A10 and M11 both close by.

Tenure

Freehold

Services

All mains services connected.

The property also benefits from 16 solar panels of 4KW.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - F

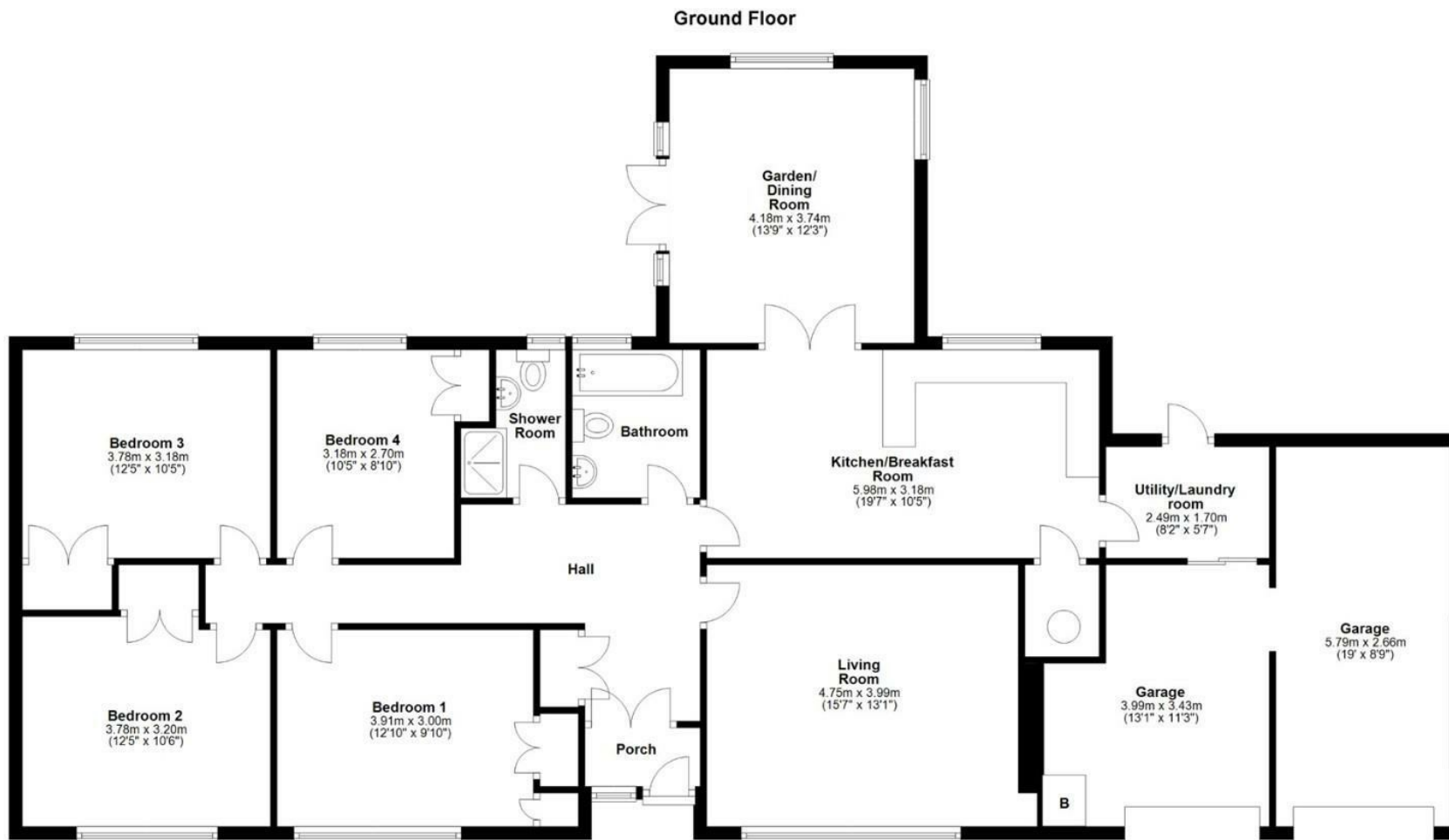
Fixtures and Fittings

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.





Approx. gross internal floor area 165 sqm (1775 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

