



Chiltern House, Vicarage Lane, Whittlesford, Cambridge, CB22 4NA  
Guide Price £1,450,000 Freehold



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01223 800860



**A RARE OPPORTUNITY TO ACQUIRE A STUNNING, DETACHED FAMILY RESIDENCE OFFERING GENEROUSLY PROPORTIONED AND WELL-PLANNED ACCOMMODATION, SET WITHIN MATURE AND PRIVATE GARDENS AND GROUNDS OF APPROXIMATELY 0.6 ACRES AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE. CHAIN FREE.**

- 4/5 bed, 3.5 bath, detached family home
- 3503 sqft / 325 sqm
- Approx 0.6 acres
- 4 reception rooms, well equipped kitchen/breakfast room plus utility room
- Master bedroom with dressing room and ensuite bathroom
- Gas-fired central heating to radiators and solar panels
- Double garage and driveway
- EPC - C / 76
- Council Tax Band - G
- Chain Free

The property occupies a wonderful position, tucked-away and approached via a private driveway within this highly sought-after village. The property extends to approximately 3503 sqft and offers beautifully presented and versatile accommodation, whilst set within mature and private gardens and grounds extending to approximately 0.6 acres.

The accommodation comprises a generous and welcoming reception hall with a cloakroom w.c just off the inner hallway. There are four reception rooms including a sitting room with open fireplace and a generous kitchen/breakfast room with a gas-fired Aga, walk-in pantry and utility room just off.

Upstairs are four large double bedrooms, including the master bedroom with dressing room (formerly bedroom 5), with ensuite bathroom and guest bedroom with ensuite shower room and a family bathroom.

Outside, a large private driveway provides adequate parking for several vehicles and leads to the detached double garage with two up-and-over doors, power and light connected. There are mature and private gardens and grounds on all sides including a lawned tennis court, formal lawns, wildlife meadow and a wide and varied selection of trees, bushes, flowers and shrubs. All backs on to fields and enjoys maximum levels of privacy and seclusion.

#### **Location**

Whittlesford is a charming riverside village noted for its quality homes lying 7 miles south of Cambridge and 8 or so miles north of Saffron Walden. The village has become a focal point of South Cambridgeshire in recent years with its fast commuter rail service bringing London Liverpool Street within the hour. The village is served by a shop/post office and three public houses, the Tickell Arms, The Bees in the Wall and the Red Lion Hotel.

The village has a genuinely thriving community for the young and old. There is a nursery and excellent primary school, active local Scout and Guide groups, gardening and music clubs and lots of village events including a summer ball. There is also an active social atmosphere centred around the Whittlesford Social Club and "The Lawn" which is the village's recreation ground where there are also tennis courts. Communications are excellent with easy access to the A505 and Junction 10 of the M11 is within 2 miles.

#### **Tenure**

Freehold

#### **Services**

Main services connected include: water, electricity, gas. There are also solar panels for hot water heating. There is no mains drainage, but a septic tank on the property.

#### **Statutory Authorities**

South Cambridgeshire District Council.  
Council Tax Band - G

#### **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.









### Ground Floor

Approx. 171.1 sq. metres (1841.2 sq. feet)



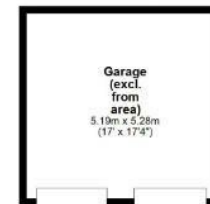
### First Floor

Approx. 160.1 sq. metres (1723.5 sq. feet)



### Garage

Approx. 0.9 sq. metres (9.0 sq. feet)



Total area: approx. 331.2 sq. metres (3564.7 sq. feet)

Drawings are for guidance only.  
Plan produced using PlotPlan.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 76                      | 83        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.





