



15 Station Road, Whittlesford, Cambridge, CB22 4NL
Offers In Excess Of £700,000 Freehold



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AN EXTENDED DETACHED SINGLE STOREY RESIDENCE OFFERING EXTREMELY VERSATILE ACCOMMODATION WITH ADJOINING SELF-CONTAINED ANNEXE, SET WITHIN A MATURE GARDEN AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- Substantial detached bungalow
- 1525 Sqft / 142 Sqm
- 0.22 acres
- Oil fired central heating to radiators
- Council tax band - E
- Self-contained one bedroom annexe
- 3 beds, 2 bath, 3 recepts
- Off road parking and car port
- EPC - D/67
- Conveniently positioned for the main line train station

The property enjoys a fine non estate position located on the edge of the village, just a short walk from the main line train station, with excellent commuter road links all nearby. The property has undergone a programme of expansion and refurbishment resulting in generously proportioned and extremely flexible accommodation. Currently a proportion of the bungalow is utilised as a fully self-contained annexe, however this could easily be incorporated into the main dwelling to form a large property in its own right.

The accommodation comprises a welcoming reception hall with two double bedrooms off and a luxury re-fitted shower room. The sitting room has French doors out to a large conservatory extension which enjoys views over the garden. The kitchen/breakfast room is fitted with attractive cabinetry, ample fitted working surfaces with inset single sink unit, mixer tap and drainer, integrated ceramic hob, oven, extractor, microwave, under counter freezer and dishwasher plus an American style fridge/freezer. This room opens up to a generous dining room, also off the kitchen is a handy utility room with door to garden, space for the usual white goods and a free standing gas fired central heating boiler.

The annex comprises an entrance hall, a double bedroom with fitted wardrobe cupboards, a bathroom and a sitting room with French doors out to the garden. There is a well equipped kitchen/dining room with attractive cabinetry, ample fitted working surfaces with inset single sink unit, mixer tap and drainer, four ring ceramic hob, oven, extractor, integrated fridge/freezer with space for a washing machine and a wall mounted gas fired central heating boiler.

Outside, the property is set back and screened from the road by hedging and mainly laid to lawn with a shingle driveway which provides parking for at least four cars and leads to a double length car port. Gated access leads to the rear garden which measures 150 ft in length and is laid mainly to lawn with a generous patio area, a fish pond, timber shed and access to the annexe. All is enclosed by fencing and hedging and enjoys excellent 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

Mains services connected include: electricity, water and mains drainage. Oil fired central heating

Statutory Authorities

South Cambridgeshire District Council
Council tax band - E

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

Agents Note

The self-contained annexe was built in 2009. The council tax band for the annexe is A







Approx. gross internal floor area
142 sqm (1525 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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Annexe

