



16 Church Lane, Madingley, Cambridge, CB23 8AF
Offers Over £750,000 Freehold



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01223 800860

AN ESTABLISHED SEMI-DETACHED FAMILY RESIDENCE, EXTENDED, FULLY RE-FURBISHED OFFERING APPROXIMATELY 2100 SQFT (INCLUDING THE GARAGE) OF WELL-PRESENTED ACCOMMODATION, AND SET WITHIN MATURE AND PRIVATE GARDENS WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- Semi-detached house
- 4 beds, 3 baths, 2 recepts
- Built in the 1950s
- Off road parking and garage
- Council tax band - D
- 2100 Sqft / 195 Sqm (including the garage)
- 0.19 acres
- Oil fired central heating to radiators
- EPC - D
- Chain free

The property occupies a pleasant non-estate position set back from the road and located on the edge of this highly sought-after village with wonderful countryside views to the front and rear. The property further boasts parking, a large garage and beautifully landscaped gardens which back onto a pretty meadow to the rear. The current owners have transformed the house with a programme of expansion, re-configuration and full refurbishment, resulting in bright, spacious and beautifully presented accommodation.

The accommodation comprises a welcoming reception hall with ceramic tile flooring, opening to a substantial kitchen/dining/family room. The kitchen is fitted with contemporary handleless cabinetry, rainforest quartz work surfaces and splash-backs with inset single sink unit and bevel drainer, pull out larder and deep pan drawers. There are a range of integral appliances including an induction hob, twin ovens, extractor, dishwasher plus space for an American style fridge/freezer and attractive ceramic tile flooring. Just off is a large utility/boot room with stable style doors to the garden, door to the garage and fitted with matching cabinetry with fitted work surface, inset single sink unit , space for the usual white goods and a free standing oil fired central heating boiler. Just off, is a recently fitted shower room.

The principal reception room is a beautifully proportioned room with vaulted ceiling incorporating three large roof lights plus French doors to the garden, bathing this room in natural light. The property further boasts a bespoke staircase to first floor accommodation with a recessed study area below and a contemporary Dilusso wood burning stove, recessed within the original chimney breast.

Upstairs, off the landing are four good sized bedrooms, a luxury en-suite shower room to the main bedroom and a family bathroom.

Outside, the property is set back and screened from the road with a long gravel driveway providing parking for several vehicles, leading to the large one-car garage with electric up and over door, power and light connected, plus adjoining workshop and door into the utility room. The rear garden has been professionally landscaped and boasts a generous sandstone terrace with raised flower and shrub beds, fish pond and is ideal for alfresco dining and summer evening entertainment. Steps lead up to the raised lawned garden with flower and shrub borders and beds, raised vegetable and herb garden, a selection of fruit bearing and specimen trees and all enjoy excellent levels of privacy, backing onto a pretty meadow to the rear.

Location

Madingley is an attractive north-west Cambridgeshire village located approximately 4 miles outside of the historic University city of Cambridge, renowned for not only its academic achievements but as an important centre for the high tech and bio-tech industries with the University Research and Development Laboratories, Science Park, ARM, Microsoft, AstraZeneca and Addenbrooke's Hospital/Biomedical Campus. Cambridge also offers excellent shopping facilities including a busy daily market, and The Grand Arcade and Grafton Centre shopping malls. For everyday shopping there is a Tesco Extra and Sainsburys available in Bar Hill and Eddington. For schooling, Madingley is in catchment for Coton C of E primary school and Comberton Village College, with further independent schooling for all ages available in the city including The Perse, St Faiths, Stephen Perse Foundation and The Leys. There is also the independent Stephen Perse nursery within the village itself. Sixth form colleges can be found on Hills Road and Long Road in the city.

There is a well regarded pub and restaurant called The Three Horseshoes in the village, along with Madingley Hall, providing an onsite café and restaurant as well as garden walks. The Cambridge American Cemetery is also just on the outskirts of the village. For the commuter, Madingley is well placed for access to the A14 to the east and M11 to the north and south which in turn leads to access down to London and Stansted Airport. Cambridge Station is approximately 7 miles away with regular services in London from 50 minutes, whilst Cambridge North Station is easily accessed from the A14 and has plenty of parking. All distances and times are approximate.

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 - D

Fixtures and Fittings

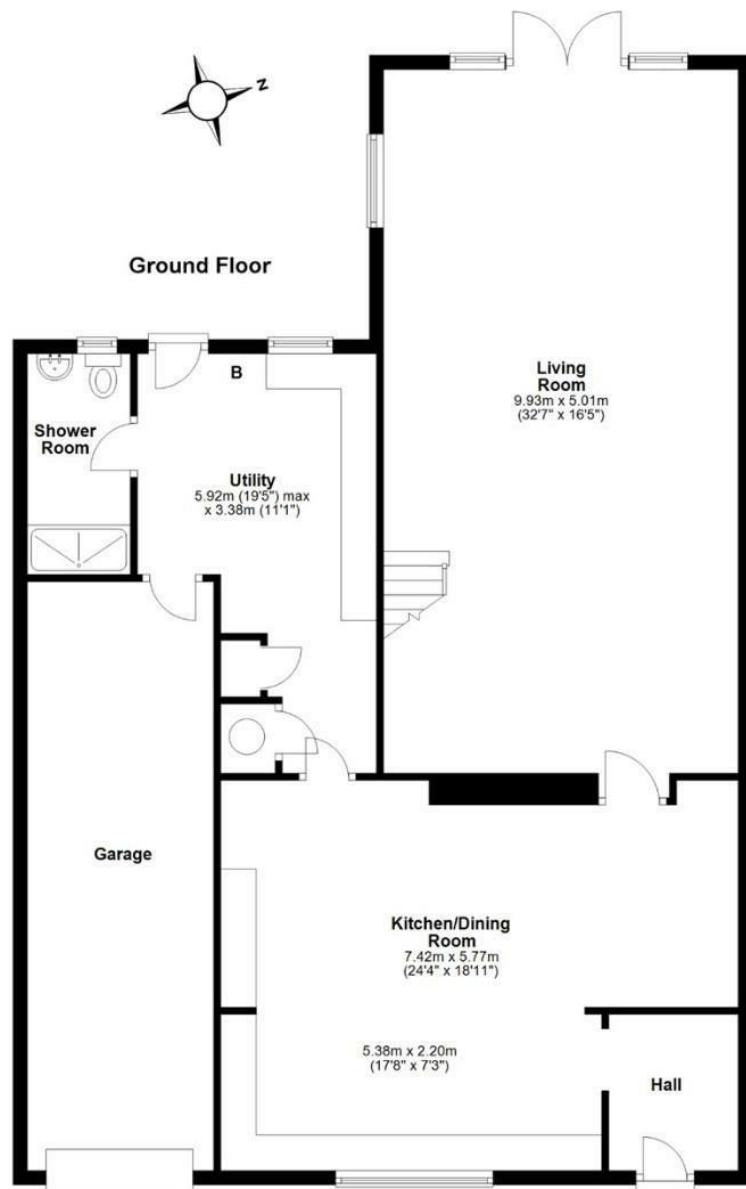
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris







**Approx. gross internal floor area
195 sqm (2100 sqft) including Garage**

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	66	74
	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.



