



9 Church Lane, Whittlesford, Cambridge, CB22 4NX

Guide Price £495,000 Freehold



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A UNIQUE OPPORTUNITY TO ACQUIRE A SEMI-DETACHED 1920'S FORMER SCHOOL ROOM, OFFERING SPACIOUS AND WELL-PLANNED ACCOMMODATION LOCATED IN THE HEART OF THIS HIGHLY SOUGHT-AFTER VILLAGE.

- Semi-detached 1920's bungalow
- 3 beds, 1 bath, 1 recept
- Off road parking
- EPC - D /60
- Chain free
- 950 Sqft / 89 Sqm
- Gas fired central heating to radiators
- Courtyard front garden
- Council tax band - D

The property was built in the 1920's, very much to the art deco vernacular and it is thought to have been originally a school/church room. The current owners have converted the property, yet many features remain and boasts also high ceilings and large picture windows which affords the property much natural light. The property extends to almost 970 Sqft and the large loft space could easily be converted subject to planning consents. The accommodation comprises a generous reception hall incorporating a study area with fitted storage cupboards and book shelving. The sitting/dining room is a generously proportioned dual aspect room with attractive solid wood flooring. The kitchen is fitted with a range of base level and wall mounted storage cupboards, ample fitted working surfaces with inset double sink unit with mixer tap and drainer, ceramic hob, oven, extractor plus space for a fridge/freezer and dishwasher and a wall mounted gas fired central heating boiler. There is an inner hallway with fitted storage cupboards, off of which are three bedrooms, a family bathroom, separate WC plus a laundry cupboard housing a washing machine.

Outside, the driveway provides parking for two cars and a manageable paved courtyard garden is enclosed by fencing with raised beds and enjoys good levels of privacy.

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: gas, electricity, water and mains drainage.

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



Ground Floor



Approx. gross internal floor area
89 sqm (950 sqft)

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	60
(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	

