



11 Scotts Gardens, Whittlesford, Cambridge, CB22 4NR
Guide Price £595,000 Freehold



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A DETACHED, SINGLE STOREY RESIDENCE OFFERING DECEPTIVELY SPACIOUS AND WELL-PRESENTED ACCOMMODATION, SET WITHIN A DELIGHTFUL WALLED GARDEN LOCATED CENTRALLY WITHIN THIS SOUGHT-AFTER VILLAGE, AVAILABILE WITH NO ONWARD CHAIN.

- 3 bedroom detached house
- Large open plan living area, 1 bathroom
- Double garage and off road parking
- Council tax band - E
- 1450 sqft/135 sqm
- Gas fired central heating to radiators
- EPC-D/67
- No chain

The property enjoys a tranquil cul-de-sac position located just off the High Street in this highly desirable South Cambridgeshire village. The property offers generously proportioned accommodation and extends to 1450 sqft and set within a beautiful mature garden.

The accommodation comprises of an entrance hall with access to a WC, leading through to a large open plan kitchen/dining/living room, with sliding doors leading outside. The kitchen is fitted with a range of base and eye level units, integrated ovens, electric hob, fridge and dishwasher. Furthermore, there is a large workshop/study, utility room with space for whitegoods, and integral double garage.

There are three good sized double bedrooms, all benefiting from built in wardrobes and views over the garden, the large family bathroom is fitted with a four-piece suite.

Outside, you have a private enclosed rear garden, mostly laid to lawn, with patio area and an area of plants and shrubs. Leading down the side of the house is a walled garden area for planting and a patio area where there is a further greenhouse and shed. To the front you have off street parking for multiple vehicles.

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. Whittlesford is a stones throw from the Duxford Imperial War museum. 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 - 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





Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	67
(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.

