



Silver Birch Cambridge Road, Milton, Cambridge, CB24 6AW
Offers In Excess Of £850,000 Freehold



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AN OUTSTANDING INDIVIDUAL DETACHED FOUR-BEDROOM FAMILY HOME BUILT IN 2021 AND BOASTING AN IMPRESSIVE 'A' ENERGY RATING, FINISHED TO A HIGH STANDARD AND SPECIFICATION, SITUATED IN THIS EVER-POPULAR VILLAGE.

- Outstanding individual modern detached house
- Boasting 'A' Energy Rating
- Fantastic open-plan family kitchen/dining/family room
- Stunning 'Eadonstone' kitchen
- Generous sitting room
- Study for home working
- Four double bedroom and three bathrooms
- Garage plus driveway parking
- Ideally placed for Cambridge North Station and Science Parks

The Property

Silver Birch is an outstanding, individual, contemporary designed detached four-bedroom family house boasting impressive 'A' Energy rating, ideally located for Cambridge North Station and the science parks. The property was thoughtfully designed and built in 2021 with meticulous attention to detail, and benefits from eco-credentials, high specification, a considered choice of finishes and fine craftsmanship throughout.

On the ground floor there is an inviting entrance hall, central to the property, and leading into each of the rooms. The living room is well-proportioned and sits to the front of the property, providing ample space for a family to relax. For the home-worker, there is a study which benefits from a data comms set up. A glazed bifold door leads into the heart of the home - a fantastic open-plan kitchen/dining/family room offering a bright and spacious layout in which to congregate as a family, cook, dine and entertain in. The real focal point of this room is the stunning, high-end 'Eadonstone' kitchen finished in a contemporary concrete effect and featuring a large island unit with breakfast bar and large Bora extractor hob. The kitchen features Siemens appliances and thoughtful, clever storage including pantry pull-outs and book shelving, and is luxuriously finished with Quartz work surfaces. A generous utility is accessed off the kitchen, featuring a water softener and integrated washer/dryer, which in turn leads to the large integral garage. There is also a wc off the hall.

The first-floor accommodation is accessed via a galleried oak staircase. There are four double bedrooms with bedrooms 1 and 2 being particularly worthy of note as generous in size and both featuring stylish en-suites with walk-in showers, high quality tiling and vanity units. The family bathroom is both grand and luxurious; featuring a beautiful freestanding bath, walk-in shower with rainwater and detachable fitting, twin basins mounted on bespoke vanity units, natural stone tiling and hand painted panelling.

Outside, the property is set back from the road with parking space for four cars, along with a large integral garage. Cycle hoops have been installed plus there is a cycle/bin store. To the rear of the property there is an enclosed, carefully landscaped garden to a contemporary design, featuring a large stone wrap-around terrace to the predominately South-Westerly facing space.

Location

Milton is a village popular with families because of the highly regarded primary school, catchment for IVC and the well-used Country Park. The village has excellent major road links including the A14, A10 and M11 and access to Cambridge City centre, Cambridge North Station and the Science Park is within walking and cycling distance, made easy by the pedestrian foot/cycle bridge over the A14. The village enjoys a lively community and possesses all usual facilities plus a Tesco Superstore, takeaways, hairdressers and public houses. This village is also within easy reach of the River Cam and Fenland countryside walks.

Fixture and fittings

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

Services

Mains electricity, water and drainage are connected to the property.

Statutory Authority:

South Cambridgeshire District Council

Tenure:

Freehold

Viewing:

Strictly by appointment through the vendors sole agents Redmayne Arnold & Harris



Ground Floor

Approx. 93.7 sq. metres (1009.1 sq. feet)



First Floor

Approx. 94.2 sq. metres (1013.9 sq. feet)



Total area: approx. 187.9 sq. metres (2023.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)	100	100
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(9-20)		
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.

