



30 Moorfield Road, Duxford, Cambridge, CB22 4PS

Guide Price £895,000 Freehold



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**A SUBSTANTIAL, DETACHED FAMILY RESIDENCE, EXTENDED AND MUCH IMPROVED OFFERING GENEROUSLY PROPORTIONED AND FLEXIBLE ACCOMMODATION SET WITHIN MATURE GARDENS AND GROUNDS EXTENDING TO 0.4 ACRES.**

- Detached house • 4 beds, 2.5 baths, 3 recepts • 2050 Sqft / 190 Sqm • 0.4 acres, mature & private gardens • Constructed in the 1960s • Gas-fired central heating to radiators • Driveway parking and garage • EPC - C / 78 • Council tax band - F • Master bedroom with dressing room & ensuite

The property occupies a prominent, centre of village location, yet set back from the road and set within the most beautiful gardens and grounds with the local primary school and village amenities all on the doorstep. The current owners have resided there for many years and in that time, have skillfully extended the property several times and periodically updated and refurbished resulting in generously proportioned and beautifully presented accommodation. There is a generous driveway accommodating numerous vehicles, a garage with an electric door and mature and private gardens of approximately 0.4 acres.

The accommodation comprises an entrance hall to a welcoming reception hall with stairs to the first floor, Karndean flooring and a cloakroom w.c. just off. There is a generous sitting room with a woodburning stove, which opens to a dining area. Both rooms have French doors out to the wonderful garden room extension, with a glazed rear elevation, which bifolds fully, incorporating the garden beyond. There is a further large reception room plus an office / playroom with a vaulted ceiling incorporating Velux rooflights. The kitchen / breakfast room is fitted with attractive cabinetry, ample fitted working surfaces with an inset one and a half sink unit with mixer tap and drainer a range of integral appliances including a four-ring halogen hob, double oven, extractor, dishwasher and space for an American-style fridge-freezer. The kitchen incorporates a utility corner with a fitted worksurface and below there is space for a washing machine and tumble dryer plus a door out to a covered side walkway area.

Upstairs, there are four large double bedrooms, all with fitted wardrobe cupboards and a family bathroom. The master bedroom boasts a large walk-in dressing room and a ensuite shower room.

Outside, the property is set back and screened from the road with a generous block-paved and shingled driveway accommodating several vehicles and leading to the garage with an electric roller door, power and light connected. From the garage, there is a door into the office/playroom. Gated access leads to a covered side walkway to the rear garden, which is mainly laid to manicured and shaped lawns with a generous paved patio terrace, ideal for alfresco dining, a large wildlife pond and a pathway with a pergola over leading to a further terrace. Beyond, is a further expanse of lawn incorporating a meadow with a selection of mature trees and bushes and a vegetable, herb and fruit garden with timber shed and greenhouse. Towards the end of the garden, a portion of the lawned area declines slightly as it was historically part of an ancient moat. At the end, the garden backs on to a spinney and fields beyond. The whole enjoys excellent levels of privacy and seclusion.

#### **Location**

Duxford is a picturesque village established around the churches of St Peter's and St John's, set in some of the finest South Cambridgeshire countryside. It has become an important and growing community with the advantage of an excellent range of local facilities. A primary school serves the area and a regular bus route runs to Saffron Walden and the University City of Cambridge.

In addition, the nearby village of Sawston includes a highly regarded village college, banks, two supermarkets and recreational facilities. Renowned for the Imperial War Museum, to which residents are eligible for free access, Duxford has become a desirable locality for the commuter with the M11 junction and Whittlesford Parkway railway station both just under a mile away. The latter offers a convenient and regular service to London Liverpool Street. Royston is a short drive away and has a fast rail service to London King's Cross.

#### **Tenure**

Freehold

#### **Services**

Main services connected include: water, gas and mains drainage. Solar panels for electricity

#### **Statutory Authorities**

South Cambridgeshire District Council.  
Council Tax Band - F

#### **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 190 sqm (2050 sqft) excluding Garage and Covered Walkway

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		78	81
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.



