



17 South Road, Impington, Cambridge, CB24 9PB

Guide Price £1,200,000 Freehold



rah.co.uk  
01223 819300

**LOCATED IN A HIGHLY REGARDED ROAD WITHIN IMPINGTON, IS THIS LARGE EXECUTIVE HOME MEASURING 2356SQFT/218.9SQM (EXCLUDING THE DOUBLE GARAGE) AND OCCUPYING A PLOT SIZE OF APPROXIMATELY 0.22ACRES.**

- Detached, family home measuring 2356sqft/218.9sqm excl the integral double garage.
- Further expansion potential subject to the relevant planning consents being granted.
- Larger than average plot which measures approximately 0.22acres.
- Within the catchment of Impington Village College.

This individual detached, four-bedroom property was constructed in 1997 by local builder David Kirkup and has been owned by the same family since being built.

The large detached family home is nestled within a larger than average plot and falls kindly into the catchment for Impington Village College. Originally built as a residential property with an annexe, this home has now been converted into one large family home.

To the ground floor, this home comprises of three reception rooms, a kitchen/breakfast room, a utility room, two separate WC's, a laundry room and an integral double garage.

The kitchen was replaced approximately four years ago when the original annexe was incorporated into the main family home.

To the first floor are four spacious double bedrooms. Of particular note is the wonderful master bedroom with a vanity area and en-suite bathroom. Completing the first floor is a family bathroom which benefits from both a shower and a separate bath and also a large linen cupboard located directly off the landing.

Externally, the property has a large gravel laid driveway which provides ample off-road parking for at least four vehicles and leads to the integral double garage.

Access is gained to the sizeable rear garden from both sides of the property, with gated access to each. The larger than average rear garden is divided into different sections, including an area housing several timber constructed outbuildings/shed. There is also a large koi pond to the rear corner of the garden and a generous lawn area.

Completing the rear garden is a patio area directly off the kitchen/breakfast room which is ideal for entertaining within the warmer months of the year.

**Location**

Impington is an attractive and very popular village conveniently situated approximately 3 miles north of Cambridge. Good shopping facilities are provided by the neighbouring village of Histon and Impington Village College provides educational facilities up to the age of eighteen.

In addition the property is well placed for access to the A14 and M11. The Guided Busway (running from Huntingdon Railway Station to Trumpington Park & Ride), provides a direct link to Cambridge City centre, Cambridge Railway Station and Addenbrooke's Hospital.

**Tenure**

Freehold

**Services**

All mains services connected.

**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.





Total area: approx. 218.9 sq. metres (2356.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	78
(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	

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.

