



68

68 High Street, Landbeach, CB25 9FT
Guide Price £1,000,000 Freehold



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01223 819300

AN OUTSTANDING, HIGH SPECIFICATION DETACHED MODERN HOUSE, METICULOUSLY DESIGNED AND FINISHED FOR FAMILY LIVING, SET IN SECURE GATED GROUNDS OFFERING MANICURED GARDENS AND VIEWS ACROSS OPEN FIELDS, IN THE UNSPOILT PICTURESQUE VILLAGE OF LANDBEACH.

- 2525 sqft / 234 sqm • Detached house built in 2021 • 900 sqm / 0.2 acre • 4 bed, 4 recep, 3.5 bath • Garage, car port and secure driveway parking • All first floor bedrooms are fitted with air conditioning • Gas-fired boiler to radiators (first floor) • Underfloor heating (ground floor level) • EPC – B / 86 • Council tax band - G

Constructed in 2021 of attractive, buff brick elevations under a pitched Canadian slate roof, this impressive, detached family home offers a setback and privileged position with pleasant countryside surroundings in this unspoilt and peaceful village close to Cambridge.

The property has been exceptionally designed and finished to a high specification to fulfil energy efficiency and flexible family living over two extensive floors. Equipped with underfloor heating throughout the ground floor, intruder alarm and CCTV system, a blend of Velfac windows and doors with Rational sliders, electric automated remote gate access and an electric Horman garage door with app connect.

The ground floor accommodation comprises a stylish reception hall with attractive Amitco floor, a feature glazed staircase and cloakroom off. There are two front reception rooms (one providing an ensuite shower room), which offer private and flexible spaces away from the principal reception/dining area. A vast and open kitchen/dining/living room to the rear offers an abundance of space for various arrangements, lots of natural light and access to and complete views to manicured gardens and open fields beyond. There is a well-equipped modern kitchen providing an extensive range of in-built, two-tone storage space, large Island, quartz working surfaces and Siemens appliances, which include a conventional oven and steam oven, heating drawer, micro combi, fridge/freezer, dishwasher, induction hob with extraction and Quooker Cube Tap. A large utility room completes the ground floor accommodation.

Upstairs, an impressive gallery landing leads to a luxurious family bathroom suite with Villeroy & Boch fittings and four spacious double bedrooms. The principal bedroom suite offers a spacious ensuite with matching fittings to the family bathroom and a large hidden dressing area with built-in wardrobes.

Outside, an electronically operated single gate opens to a large driveway providing parking for various vehicles. There is a spacious garage with adjoining carport. A deep, broad rear garden has a favourable west-facing aspect, a generous and well-maintained lawn, extensive terrace area laid to Porcelain tiles and a paved side area, which offers an ideal space for a outside kitchen.

Location

Landbeach is situated about 5 miles to the north of the city centre and 2.5 miles from the A14 and Cambridge Science Park. Access to the M11 is about 6 miles away with Cambridge mainland railway station giving access to both Liverpool Street and King's Cross easily accessible. Local shopping is available at Waterbeach (1.5 miles) and Milton (1.5 miles.) It is half a mile from Waterbeach, with the Station about 1 mile away in total. Waterbeach Primary School is also nearby less than 1 mile to get to. Near the home there is a bus stop that goes into Cambridge City.

Landbeach now benefits from the New cycle path that links Landbeach to Cambridge Regional College and the science park Cambridge North and the Chisholm Toll, Guided Bus.

Tenure

Freehold

Services

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

Statutory Authorities

South Cambridgeshire District Council.

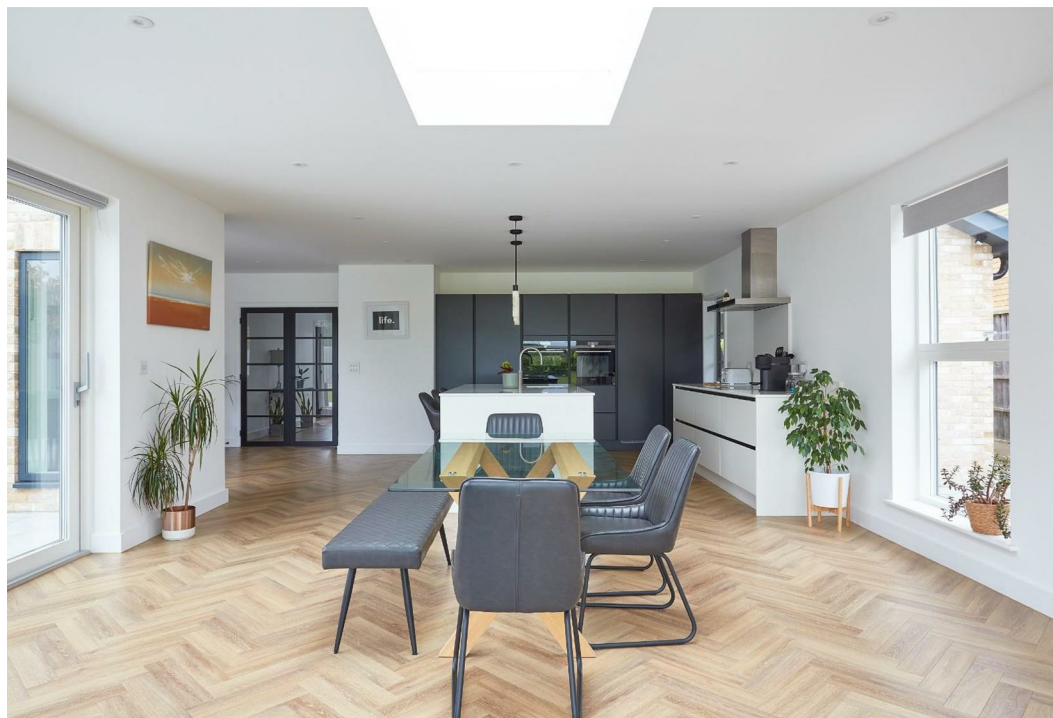
Council Tax Band - G

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



First Floor



Approx. gross internal floor area 234 sqm (2525 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	90
(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		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.

