



Croxton Manor, Croxton, Cambridgeshire





A fine period manor house with stunning parkland views.

Summary of accommodation

Ground Floor

Great hall | Dining room | Sitting room | Study/bedroom 4
Kitchen/breakfast room | Utility room | Pantry

First Floor

Principal bedroom suite | Two further bedrooms | Family bathroom

Gardens and Grounds

One bedroom lodge | Beautiful mature gardens | Pond | Meadowland
Locked workshop with large games room/gym above | Garaging

In all approximately 3.2 acres



Cambridge
Fera 20 Station Road
Cambridge
CB1 2JD
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Paddy Pritchard-Gordon
01223 972 910
paddy.pritchard-gordon@knightfrank.com

Situation

Croxton is situated approximately 13 miles to the west of Cambridge, with a no through road leading to Croxton Park, with its designated historic Grade II parkland and organic livestock farm surrounding the village. Cambourne, approximately 6 miles to the east, offers an extensive range of shopping facilities.

St Neots is just over 4 miles to the west with various shops and restaurants and a train station providing access to London Kings Cross (from 47 minutes) and St Pancras (from 56 minutes). Cambridge is accessed along the A428 (approximately 14 miles), with more comprehensive shopping and excellent schooling, and Cambridge North station with trains to Liverpool St within an hour. (All distance and times are approximate).







Croxton Manor

Croxton Manor is a delightful Grade II listed Tudor manor, which has been beautifully restored over the years benefiting from exceptional reception rooms with a wealth of period characteristic features, including exposed rustic timbers.

Of particular note is the fabulous Great Hall, featuring a magnificent fireplace with log burner, double-height ceiling, and Minstrels' gallery. There is a beautifully proportioned dining room, with charming views over the gardens, adjacent to the kitchen/breakfast room, featuring a 3-oven Aga with module and benefiting from a door opening to the outside. Adjoining is the pantry and utility room. Beyond the Great Hall is a delightful sitting room with an excellent ceiling height, fireplace, stone flooring, and a light-filled study/bedroom 4. Almost all of the rooms in the house are hard-wired into high-quality stereo speaker systems, while the Great Hall has quadriphonic speakers. The bedroom accommodation is well arranged across the first floor. The principal bedroom benefits from a log burner, fitted wardrobes and a spacious en suite. Two further bedrooms and a family bathroom complete the first-floor accommodation.



Gardens and Grounds

The Lodge is a short distance from the house, with a kitchenette and shower room on the ground floor and a large bedroom/reception room above. There is also an adjoining double garage, surrounded by an extensive gravel driveway with ample parking.

The gardens are a particular feature of the property, with an array of mature shrubs, specimen trees, and a delightful pond to the south of the house. Beyond is the enclosed vegetable garden and adjacent locked workshop with full power supply and water/drainage, together with two bays for wood storage and/or vehicles or garden equipment, and a large games room/gym above. To the east is an immaculate parterre garden with a gate leading to a large lawned area to the north of the house. Beyond the formal garden to the west of the house is extensive meadowland and a newly planted orchard. The garden enjoys stunning parkland views to the south and west.





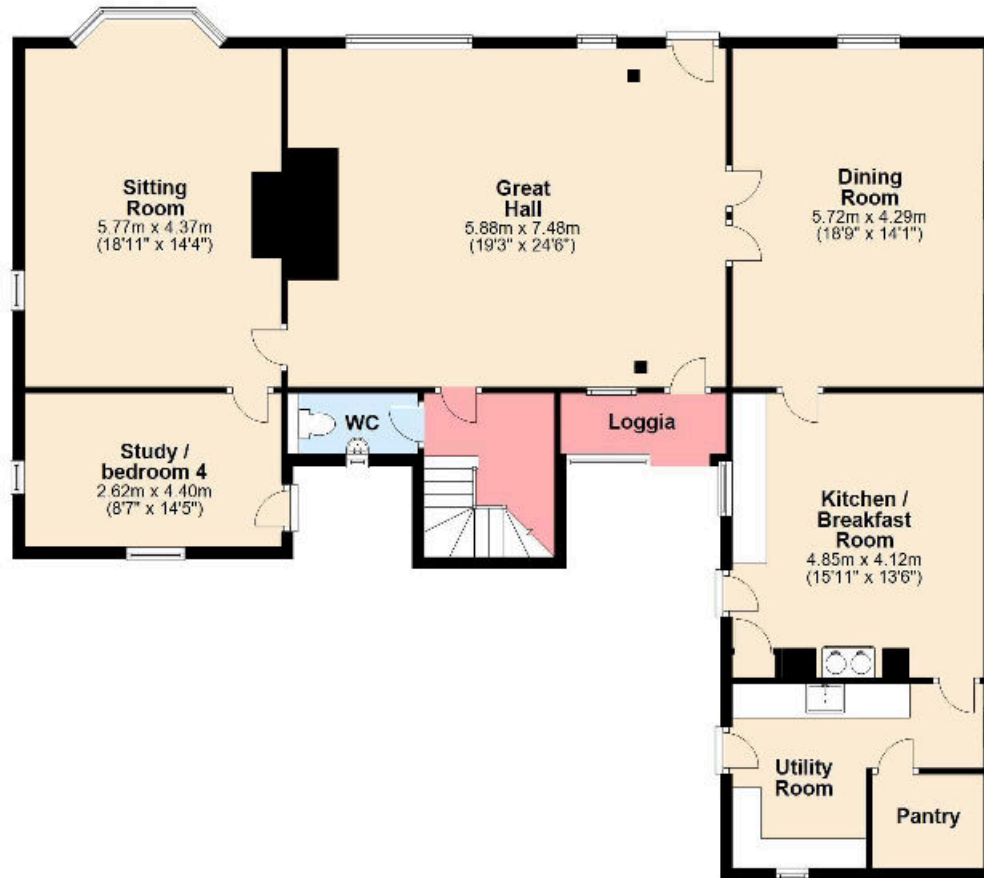
Light and spacious accommodation with period features throughout

Approximate Gross Internal Floor Area
289.9 sq m / 3217 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

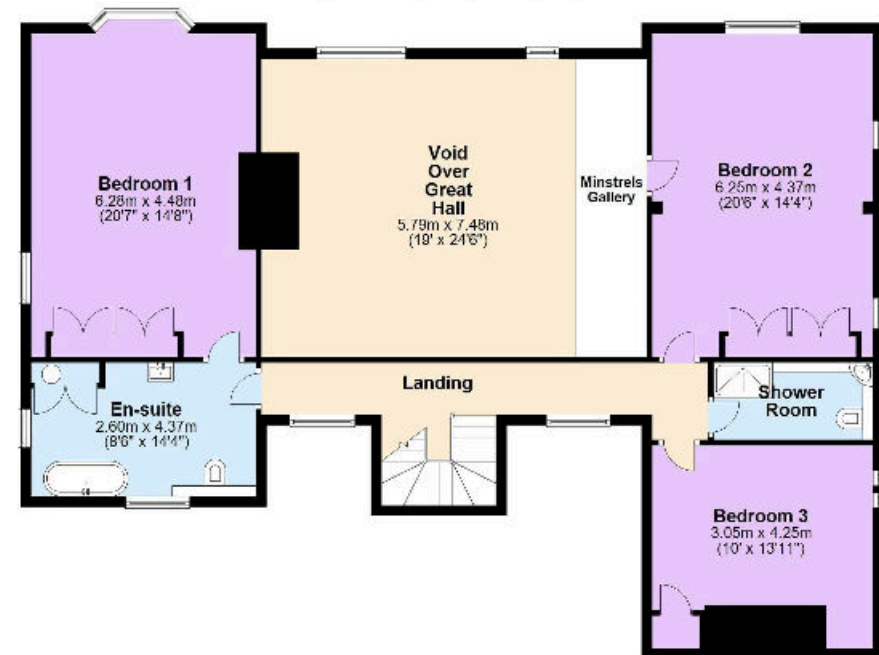
Ground Floor

Approx. 154.2 sq. metres (1659.7 sq. feet)



First Floor

Approx. 144.7 sq. metres (1557.2 sq. feet)

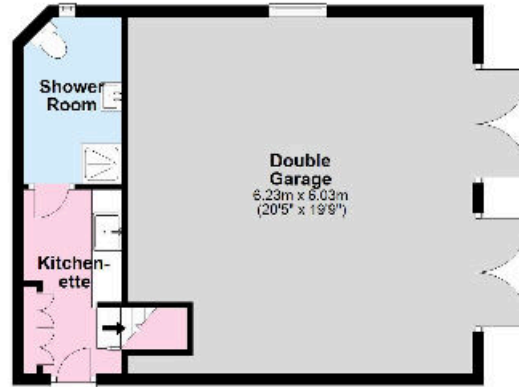


Approximate Gross Internal Floor Area 158.1 sq m / 1702 sq ft

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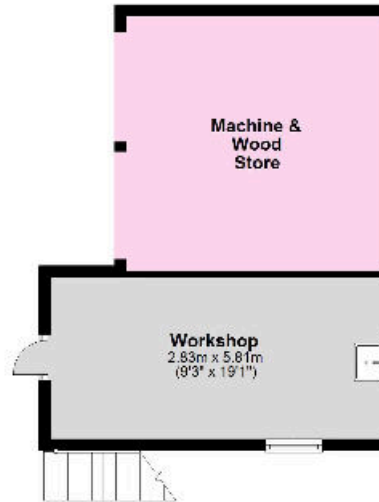
Annexe Ground Floor

Approx. 40.7 sq. metres (524.6 sq. feet)



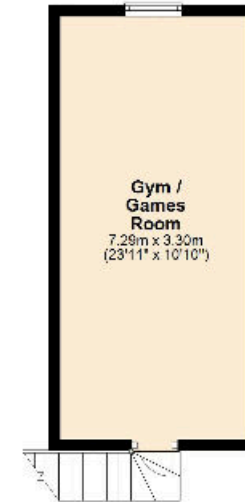
Timber Building Ground Floor

Approx. 93.8 sq. metres (1017.3 sq. feet)



Timber Building First Floor

Approx. 21.1 sq. metres (226.3 sq. feet)



Annexe First Floor

Approx. 78.4 sq. metres (842.1 sq. feet)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2023. Photographs and videos dated June 2023.

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Property Information

Postcode: PE19 6SX

Tenure: Freehold

Services: 3-phase mains electricity supply, mains water and drainage. All space-heating and water-heating is through air-source heat-pumps for both the main Manor and the Lodge. Room heating can be supplemented with the free-standing log-burners if required. The two hot water-tanks in the Manor have immersion heaters that are not generally used (even in Summer, when the space-heating is not required). The Lodge has an instant water heating system run from the air-source pump.

Cat 5E cabling to various areas of the main house, within the lodge and also joining the lodge to the main house. This allows hard-wired, top-speed internet connections to various points within the house and lodge.

Local Authority: South Cambridgeshire District Council. Tel: 01954 713000

Council Tax Band: G

EPC (for the Lodge): D

Viewings: All viewings strictly by appointment only through Knight Frank.



