



THE OLD VICARAGE

Caxton, Cambridgeshire



AN ELEGANT PERIOD FAMILY RESIDENCE WITH IMPRESSIVE ACCOMMODATION, SET WITHIN APPROXIMATELY 1.27 ACRES.

Lovingly cherished as a family residence for the past 25 years, The Old Vicarage offers beautifully presented, versatile accommodation extending to approximately 5228 sq ft, including the linked space above the garage perfect for a games room.

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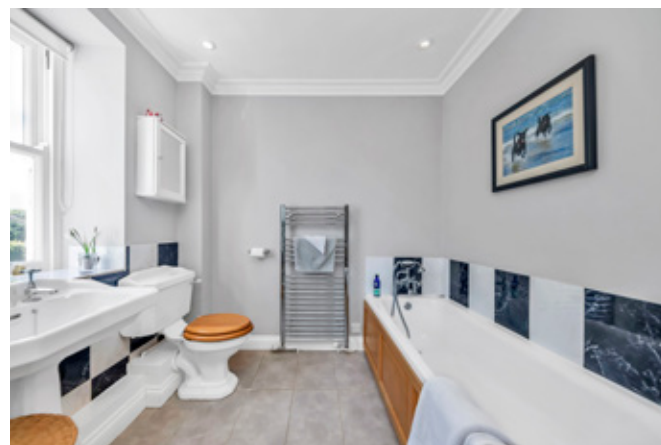
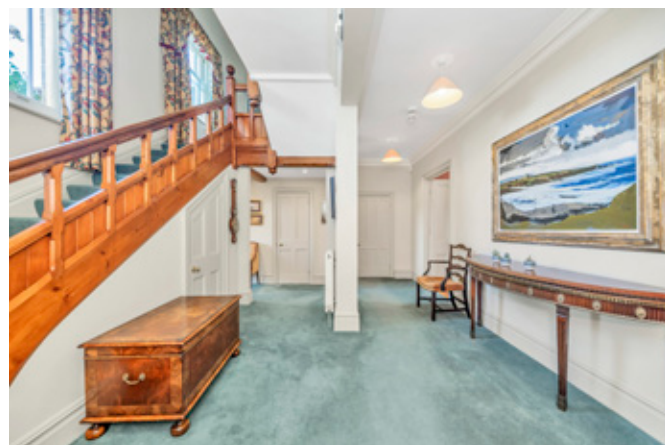
Tenure: Freehold
Local Authority: South Cambridgeshire District Council
Council Tax band: G
Services: Mains electricity, water and drainage. Oil fired central heating.
Tenure: Freehold



LOCATION

The Old Vicarage occupies an excellent position in the heart of Caxton, a charming village approximately 11 miles west of Cambridge. Local amenities include the Parish Church, a village hall, a traditional public house and restaurant, with a broader range of shopping and services available in nearby Cambourne – including a superstore, medical and dental practices, country park, and Cambourne Village College, a highly regarded mixed secondary school with a newly built Sixth Form.

Road and rail links are excellent, with the A428 just 1.5 miles away, providing swift connections to the A14, the M11 towards London, and St Neots railway station offering services to London King’s Cross in around 40 minutes.



THE PROPERTY

This elegant home showcases the architectural features you would expect of its period, including high ceilings, ornate cornicing, character fireplaces, and large sash windows with original shutters.

An impressive entrance hall with its grand period staircase sets the tone on arrival. There are three principal reception rooms, including a magnificent drawing room enjoying dual-aspect windows, one with a charming bay. A connecting snug/study creates a natural flow, while the formal dining room is a true statement space, featuring triple windows to the front elevation and a dedicated climate-controlled wine room.

The welcoming kitchen/breakfast room is well-appointed with a walk-in pantry, utility room, a range of fitted units with composite granite worktops, a traditional oil-fired two-oven AGA, and integrated appliances. The breakfast area enjoys a double aspect with delightful views across the rear garden and meadow beyond. From here, a bright and airy side lobby/boot room (currently the main entrance for day-to-day use) leads to a self-contained suite featuring a study and a large studio/games room or sixth bedroom, serviced by its own kitchen and shower room — ideal for guests, a nanny, or independent family living.

The first floor offers five generous bedrooms, three with their own dressing rooms and four en suite facilities. The impressive principal suite which benefits from morning sunshine is cleverly designed to include a dressing room and a luxurious en suite bathroom with a bath and a shower.



OUTSIDE

Set within approximately 1.27 acres, The Old Vicarage is approached via a sweeping lime tree-lined driveway off Gransden Road. To the rear, a spacious Yorkstone terrace provides an ideal entertaining space, bathed in evening sunlight and with far-reaching views over the adjoining meadowland. The front of the property features a well-maintained, enclosed tennis court and manicured lawn gardens adjacent to Bourn Brook, complemented by a well-stocked orchard. Outbuildings include a brick-built store with a walk-in area for the oil tank, plus a triple garage and log store, ensuring ample practical storage.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Approximate Gross Internal Area = 485.7 sq m / 5,228.1 sq ft

We would be delighted
to tell you more.

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