



7 Southfield, Back Lane
CB10 1TE



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7 Southfield

Back Lane | Ickleton | CB10 1TE

Guide Price £880,000

- A spacious 4/5-bedroom family home enjoying a quiet location situated on the edge of this picturesque village
- Flexible and generously proportioned ground floor living accommodation including 4 reception rooms and a large open plan kitchen/breakfast room.
- Well maintained gardens, large driveway providing off road parking for a number of cars and a detached double garage.
- Situated in the heart of this popular and well served village, recently named one of UK's best rural places to live.
- For the London commuter the house is conveniently located within 3.5 miles of the mainline train station of Whittlesford Parkway with a direct link into London Liverpool Street in approximately 55mins
- EPC: D / Council Tax Band: F

The Property

An attractive 5-bedroom family home with accommodation extending to approximately 2541 Sqft. Occupying a good size corner plot with an attractive and private garden, ideally situated in the heart of the village and located just a short walk to the village recreation ground., there is a generous gated driveway providing ample off-road parking as well as a detached double garage.

The Setting

Ickleton is a most picturesque village, situated close to the Cambridge/Essex border. Local facilities include a shop, post office, public house, recreation ground and the magnificent church of St Mary Magdalene with its rare 12th century fresco paintings and Roman columns, which are considered to be of National importance. The historic market town of Saffron Walden is about 5 miles to the south and provides a wide range of facilities including a variety of shops, schools and restaurants. The University City of Cambridge lies about 10 miles north and is not only renowned for its academic achievements but also as an important centre of the 'high tech' research and development industry. The city provides a wide range of shopping and cultural facilities, along with an excellent choice of schools for all ages. Addenbrooke's Hospital is also easily accessible on the south-eastern side of Cambridge. London commuters are particularly well served by road or rail with services into Liverpool Street accessible from Great Chesterford Station or Audley End Station. The M11 (junction 9a - south only) is about 2 miles away.





The Accommodation

7 Southfields is an attractive 5-bedroom family home with accommodation extending to approximately 2541 Sqft. Occupying a good size corner plot with an attractive and private garden, there is a generous driveway providing ample off-road parking as well as a detached double garage. The property has been well maintained by the current owners and offers superb flexible living accommodation. In detail, the accommodation comprises on the ground floor: an attractive and generous entrance hall with a cloakroom, leading to a good size open plan kitchen and breakfast room with windows to front and side aspects overlooking the garden and courtyard. Fitted with a range of base and eye level units with worksurfaces incorporating a one and a half bowl sink unit with mixer tap and integrated dishwasher, 2 fridge/freezers, a range cooker with tiled splashback and extractor hood. From the kitchen there is a separate utility/boot room with half-glazed door leading to the garage courtyard, a range of base and eye level units with work surface and sink unit.

The ground floor benefits from 4 good size reception rooms which includes a study, dining room, family room and a large central living room which has an attractive fireplace with log burning stove and French doors leading to the good size conservatory which opens out to the garden.



The first-floor accommodation comprises 5 generous bedrooms including a large master bedroom suite with dressing area and en suite bathroom. A large family bathroom with traditional roll top bath, separate shower cubicle, wc and wash hand basin. The bedrooms are all accessed off a central landing with a loft hatch providing access to the loft.

Outside

The property occupies a pleasant corner plot with the house sitting behind a front driveway providing parking for two cars. There is a rear gravel driveway which has double gates providing a private access from Back Lane. The driveway provides further off-road parking as well as access to the detached double garage with up and over doors. The rear garden is mainly lawn with a variety of mature trees and shrubs. There are two paved patio areas and a summer house with electricity connected.

Services

Mains electric, water and drainage are connected. Heating is gas fired. Ultrafast broadband is available and mobile signal is ok.

Tenure – Freehold

Property Type - Detached

Property Construction – Brick and Timber

Local Authority – South Cambridgeshire District Council

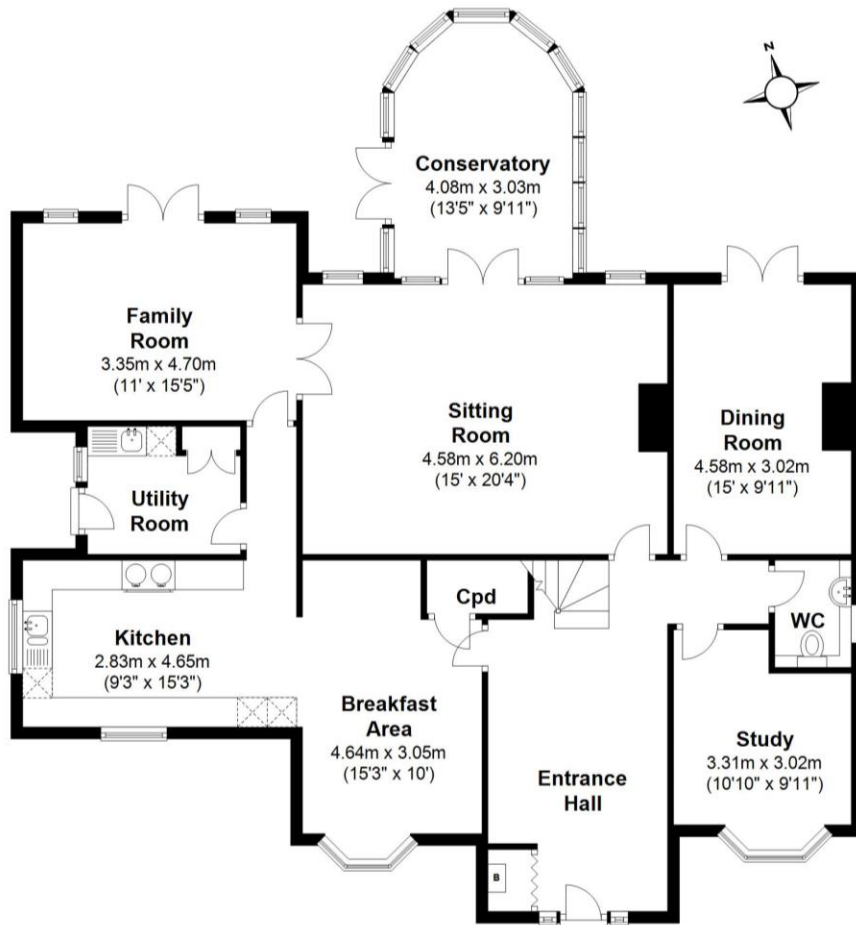
Council Tax – F



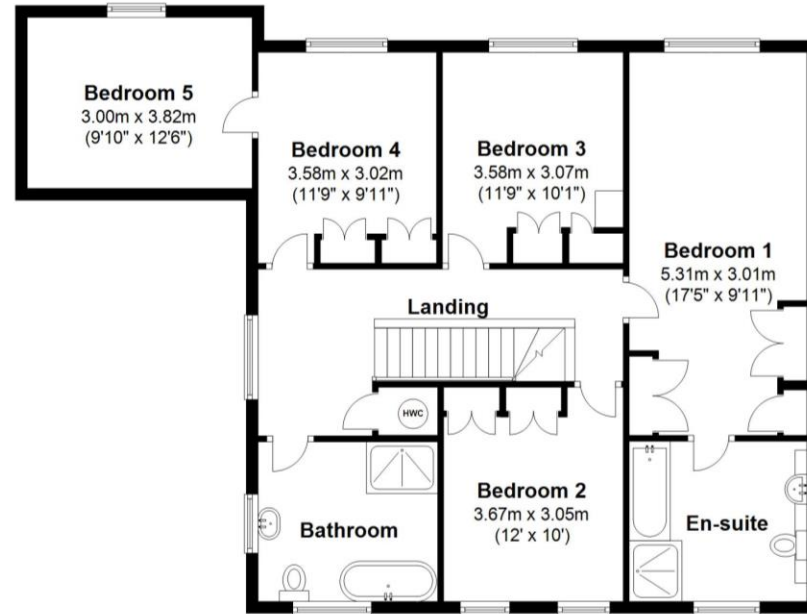




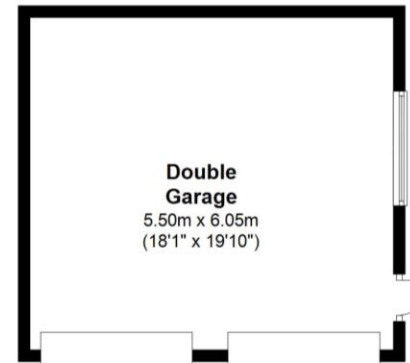
Ground Floor
Approx. 142.1 sq. metres (1529.9 sq. feet)



First Floor
Approx. 94.0 sq. metres (1012.1 sq. feet)



Outbuilding
Approx. 33.3 sq. metres (358.2 sq. feet)



Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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