



Ermine Street, Caxton CAMBRIDGE
Fixed Price £270,000 Freehold

**Sharman
Quinney**

Key Features



- Sought-after village location in Caxton
- Convenient access to local amenities
- Two well-proportioned double bedrooms
- Private south-west facing rear garden

Situated in the picturesque and historic village of Caxton, this charming home perfectly combines countryside living with modern convenience and a strong sense of community. With origins dating back to Roman times, Caxton retains its character through landmarks such as the village church and hall, while offering a welcoming and family-friendly environment.

The village benefits from parks, playgrounds and regular community events, creating a warm and sociable atmosphere. Surrounded by attractive countryside, nature reserves and walking routes, the area is ideal for those who enjoy outdoor pursuits.

Despite its rural appeal, the property remains exceptionally well connected. Cambourne is just a



five-minute drive away, offering a wide range of amenities including supermarkets, shops, cafés, restaurants and schooling options. The A428 provides swift access to Cambridge in under 30 minutes, while regular bus services further enhance connectivity. The renowned Cambridge Country Club, offering golf, fitness and spa facilities, is also only a short drive away.

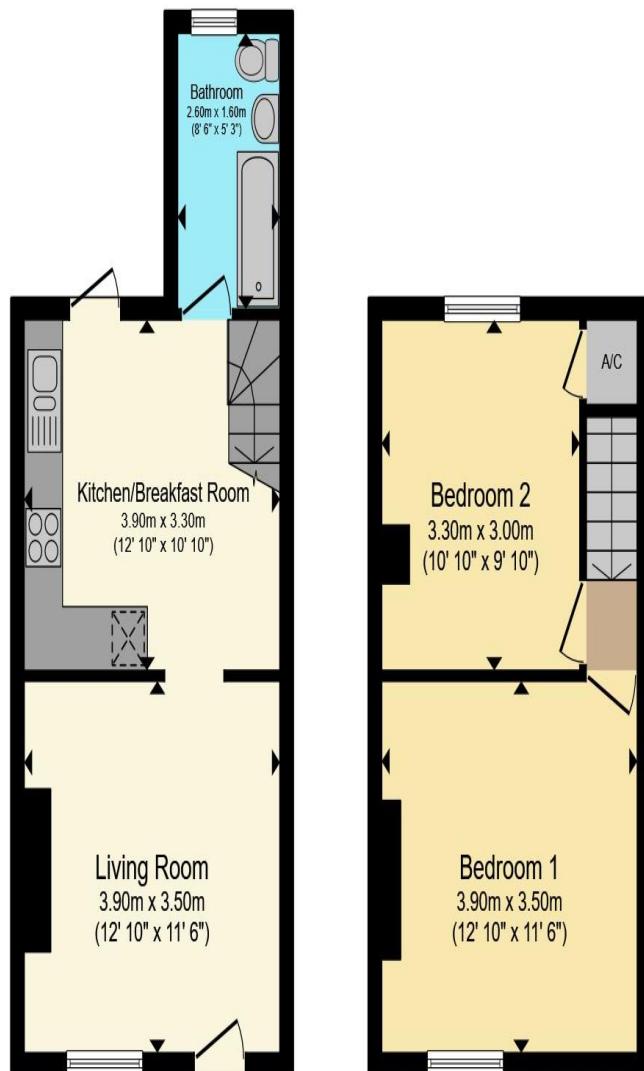
Upon entering the property, you are welcomed into a cosy yet spacious living room featuring a log burner, creating a warm and inviting space ideal for both relaxing evenings and entertaining guests. To the rear, the generous kitchen/dining room offers ample space for cooking, dining and everyday family living.

A patio door opens onto the south-west facing rear garden, which enjoys excellent afternoon and evening sun. The garden begins with a patio area ideal for outdoor dining and continues into a long, well-maintained garden featuring a decked seating area perfect for relaxing, along with a practical garden shed providing additional storage.

The ground floor also accommodates a spacious and well-presented family bathroom.

Upstairs, the landing leads to two comfortable double bedrooms. The second bedroom sits at the top of the stairs, while the main bedroom is positioned at the end of the landing and offers





Ground Floor

First Floor

Total floor area 59.5 m² (641 sq.ft.) approx

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space for bedroom furniture as well as a desk area, ideal for home working.

The property further benefits from loft space which offers potential for conversion into additional living accommodation or a home office, subject to the necessary permissions.

This delightful home presents an excellent opportunity to enjoy village living while remaining within easy reach of Cambridge and surrounding amenities. Early viewing is highly recommended to fully appreciate both the property and its location.

To view this property call Sharman Quinney on:
01954 710620

Selling your property?

Contact us to arrange a **FREE**
home valuation.

 01954 710620

 13 High Street, Cambourne, CAMBRIDGE,
Cambridgeshire, CB23 6JX

 cambourne@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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