



5 Mill Road, Impington, Cambridge, CB24 9PE
Guide Price £950,000 Freehold



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A SUBSTANTIAL 4 BEDROOM 1920'S DETACHED HOUSE PROVIDING EXTENSIVE FAMILY ACCOMMODATION SET IN MATURE GROUNDS APPROACHING 0.5 OF AN ACRE WITH GARAGING AND PARKING, SITUATED IN A PRIME VILLAGE LOCATION OFF THE CRESCENT

- Substantial detached village house
- 5 reception rooms
- Generous established grounds
- Desirable village location
- No onward chain

4 bedrooms – 3 bathrooms – kitchen/dining room – sitting room – family room – playroom – study – conservatory – utility room – WC – entrance hall – driveway parking – established gardens

Mill Road is located just off The Crescent and is one of the most eagerly sought after residential locations in the village. It is within easy walking distance of the guided busway giving fast access to the Science Park and Cambridge North Station and is well placed for Histon High Street and Impington Village College.

The Old Warren is an attractive and substantial 1920's detached residence has in recent years been thoughtfully extended and internally altered to create a very special family home with a flexible arrangement of accommodation extending to 2047 sqft including extensive open-plan living and working spaces which are ideal for modern day living. The large reception hall with stairs to the first floor leads to a cloakroom and WC and a useful utility room which provides ample additional storage, a wash hand basin and access to the parking area. There is also access to both principal living/dining areas which connect to one another via a central entrance. The well equipped kitchen provides ample low level storage space, extensive working surfaces and integrated appliances. The generous dining area provides enough space for a sofa arrangement and leads to the large conservatory extension which provides access to and complete views of the rear garden. The dual aspect sitting/family room measures an impressive 28 ft in length. The family area has glazed double doors opening onto an extensive terraced seating area and the sitting room has a cosy feel and attractive period style fireplace. A playroom with glazed double doors and a separate study completes the ground floor accommodation. Upstairs, a light and airy first floor landing leads to the family bathroom and four spacious bedrooms. Bedrooms one and two both benefit from en suite bathrooms. Outside, this impressive property is set back from the road behind a deep gravelled driveway which offers some privacy from established hedging. The delightful rear garden provides a mature and tranquil space with deep borders of various plants, shrubs and attractive trees. An extensive paved terrace area provides a fantastic seating and BBQ space. There is a large lawn, greenhouse, ample space for growing vegetables and good storage.

Location

Impington, together with the neighbouring village of Histon, is a large, popular and particularly well served village lying 3 miles north of Cambridge City centre and 0.7 miles from access to the A14. Facilities within the village include an excellent range of shops, public houses, restaurants, nursery school, primary school and the well regarded Impington Village College with sports facilities.

Tenure

Freehold

Services

All mains services connected

Statutory Authorities

South Cambridgeshire District Council

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

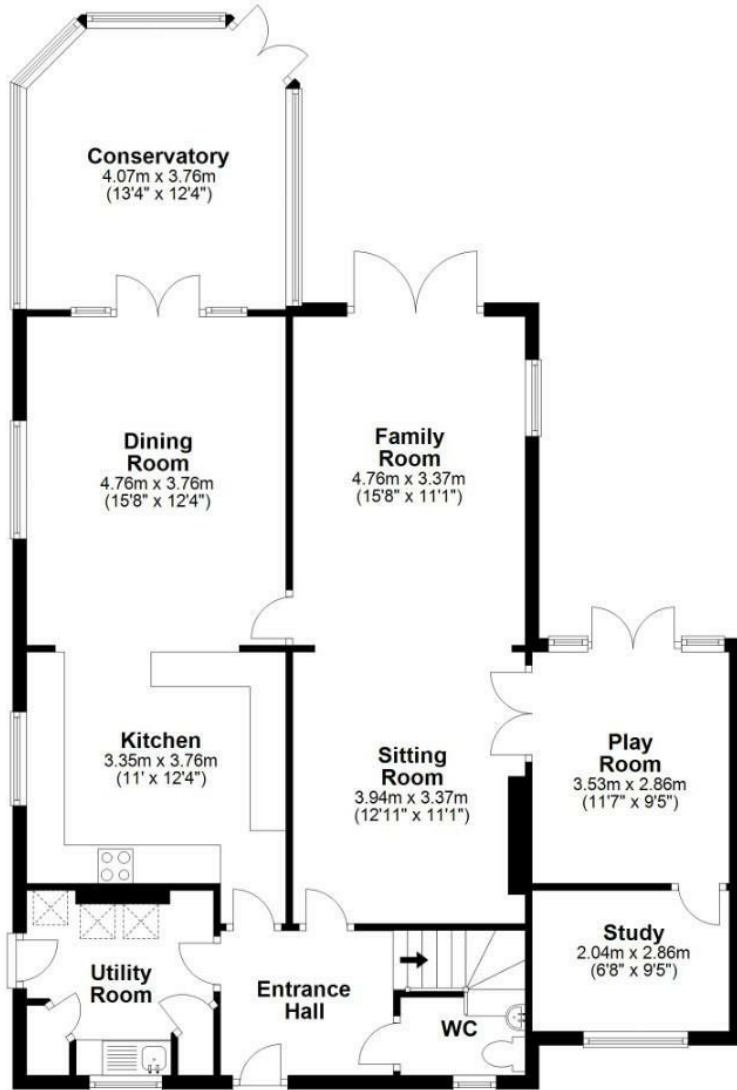
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





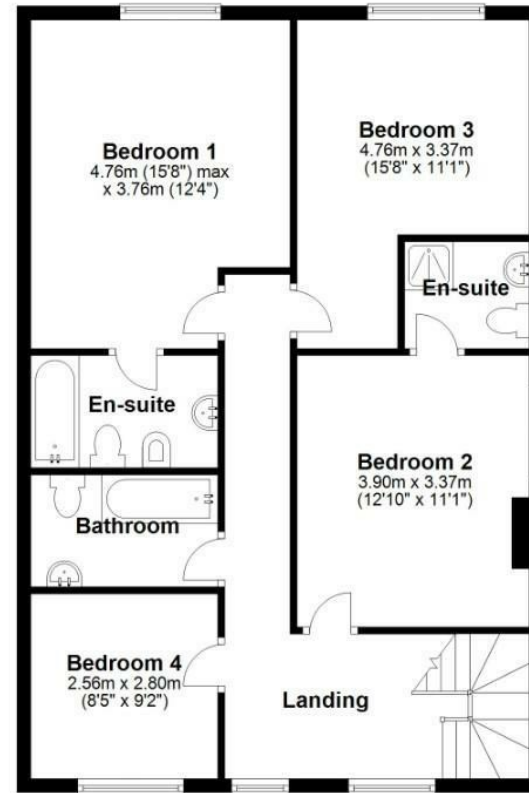
Ground Floor

Approx. 111.2 sq. metres (1197.3 sq. feet)



First Floor

Approx. 78.9 sq. metres (849.8 sq. feet)



Total area: approx. 190.2 sq. metres (2047.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(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.



