



2 The Old Wood Mill, Church Lane, Cambridge, CB23 8AF
Guide Price £1,250,000 Freehold



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A HIGHLY INDIVIDUAL AND SUBSTANTIAL MODERN HOUSE PROVIDING 3275 SQ FT OF ACCOMMODATION WITH A DETACHED DOUBLE GARAGE AND FORMAL GARDENS, OCCUPYING A PICTURESQUE POSITION, NESTLED BETWEEN FARMLAND, WITHIN THE CONSERVATION AREA SURROUNDING MADINGLEY HALL.

- 'Kitchen Smiths' fitted kitchen
- Flexible family accommodation with a contemporary layout measuring 3275 sq ft
- Wood burning stoves to principal reception rooms
- Whole house Clean Air/Heat Recovery ventilation system
- 353 sq ft detached double garage
- Front and rear views to farmland
- No onward chain

4 bedrooms including a principal bedroom suite and duplex guest suite – 2 bathrooms – galleried landing – living room with vaulted ceiling – open plan kitchen/dining room – studio / reception room with store / dark room – conservatory – utility room – cloakroom – reception hall – open inner hallway – detached double garage – driveway parking area – established formal gardens

2 The Old Wood Mill is an architect designed, detached family house providing modern accommodation of magnificent proportions with attractive design details and open plan and versatile living space, which benefits from an intelligent Scandinavian heating and ventilation system, and thermal insulation. The property is set within well-maintained grounds, which include delightful gardens, a detached double garage and ample off-road parking. Occupying a privileged and peaceful position within the conservation area surrounding Madingley Hall, this residence enjoys unspoilt, far-reaching views across farmland from both front and rear aspects.

In a little more detail, the accommodation comprises a part-glazed, vaulted reception hall with cloakroom off and leading to a large triple aspect studio / reception room measuring 27' x 24'6", which provides a wonderful flexible space with a high degree of natural light and access to a useful store / dark room facility and side garden. An impressive double-height, open inner hallway with glazed elevation connects to a generous open plan dining area with an exposed brick chimney breast and a wood burning stove, tiled underfloor heating and bespoke built-in book shelving. The quality kitchen, fitted by 'Kitchen Smiths' is well-equipped with an extensive range of matching units and drawers, working surfaces, inset sink and a range of integrated appliances. Steps from the inner hallway rise to the magnificent living room. This wonderful space benefits from great height, lots of natural light, views to formal gardens and a contemporary wood burning stove, which creates an impressive feature to the room. A conservatory provides complete views of, and access to the well-stocked colourful gardens. A utility room completes the ground floor accommodation.

Upstairs, a long galleried landing has been designed to provide views to the gardens and the living room and provides useful built-in storage. The split-level principal bedroom suite has an ensuite shower room, a fitted wardrobe and a large walk-in store room. There are two further bedrooms, a family bathroom and a duplex guest suite.

Outside, broad generous frontage is predominately laid to gravel and offers ample parking for various vehicles and leads to the garage. Gated side access leads to formal gardens with lawned areas, a paved patio and a large, staggered bank planted with an assortment of flowers, shrubs and mature trees.

Location

Madingley is a charming village tucked away just outside the western limits of the city boundary and about 3 miles from the university centre. Madingley Hall dates back to 1543 and there are other historic homes of note and sites of natural history interest in the village, which is situated amidst an exclusive green belt area and largely a conservation area. The village remains therefore comparatively unspoilt having been spared any major development schemes in recent years and this policy is likely to be maintained in the future.

Madingley is therefore most eagerly sought after especially amongst the university circle. The principal colleges, university library, etc. being within cycling distance. Primary schooling is available in nearby Coton and secondary education in Impington and Comberton. Communications are excellent, the M11 and A14 being close by and there are also several excellent golf courses in the area.

Tenure

Freehold

Services

Electrically heated using a Scandinavian design ESWA underfloor/ceiling heating system. All mains services connected.

Statutory Authorities

South Cambridgeshire District Council.
Council Tax Band - G

Fixtures and Fittings

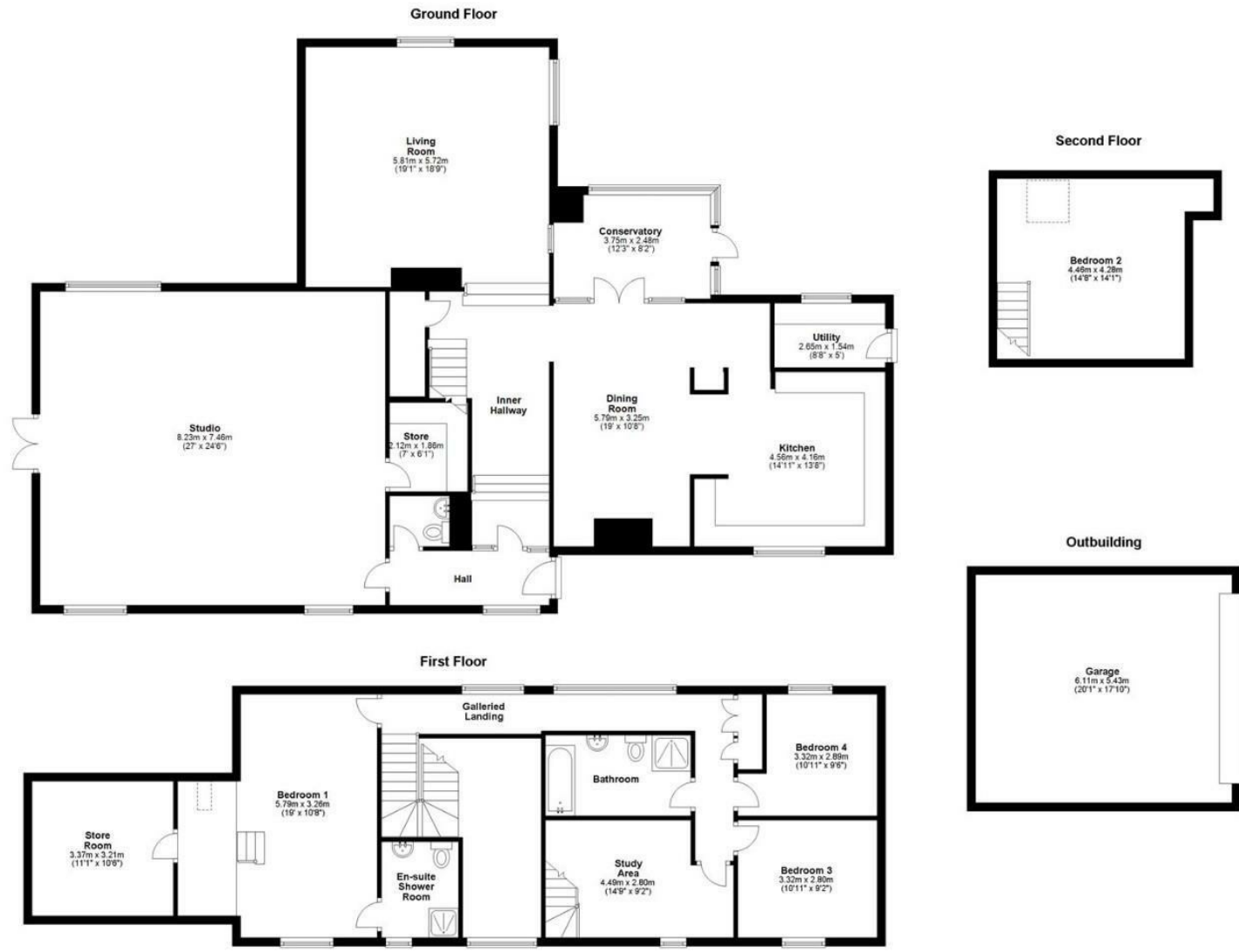
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Approx. gross internal floor area 304 sqm (3275 sqft) Excluding Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	62
(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.



