



20 High Ditch Road, Fen Ditton, Cambridge, CB5 8TE
Guide Price £850,000 Freehold



rah.co.uk
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A HIGHLY INDIVIDUAL, A-RATED, ARCHITECT DESIGNED DETACHED HOUSE PROVIDING IMPRESSIVE ACCOMMODATION APPROACHING 1800 SQFT INCLUDING A GARAGE, SET IN SECLUDED LANDSCAPED GROUNDS WITH A SOUTH-FACING REAR GARDEN IN FEN DITTON.

- Solar Panels (21 X LG Neon 2–7.5 KWp, approx 7 MWh annual generation) • 6 KW Solar Edge Inverter • 13.5 KWh capacity Tesla Powerwall 2 Home Energy Storage • Newly installed Schnauber timber windows and doors • Motorised Velux windows with rain sensors and external shutters • BEAM central vacuum system • Whole house water softener system • Newly installed alarm system with internet connectivity • Smart EV charger (Zappi 2) • Ultion Nuki smart front door lock (Bluetooth/Wi-Fi)

3 vaulted double bedrooms including an impressive principal bedroom suite – first-floor landing with concealed storage solutions – 3 bathrooms – kitchen/breakfast room – sitting/dining room – study – large utility room – reception hall with cloaks/storage area – integral garage – front garden providing parking – private landscaped gardens with terrace area and ornamental shed

20 High Ditch Road stands detached within private and established grounds, positioned along a country lane within this sought-after village, bordering Cambridge. This striking, high specification home provides extensive family accommodation over two floors extending to 1709 Sq. feet. The property boasts a superior finish, which blends fine custom made craftsmanship, innovative technology and attractive design features including high, vaulted ceilings, bespoke glazing and doors, concealed storage, and an intelligent power storage system which contributes to the highly efficient A rating.

The accommodation comprises a reception hall with feature oak staircase, a large study with attractive hardwood flooring, bespoke book shelving and cabinetry and a large box-bay window. A useful cloaks/storage area leading to a contemporary and well-equipped kitchen with Amtico flooring and fitted with high-end appliances, including two Samsung Infinite range Dual Cook ovens and a Quooker Flex boiling water tap with Quooker CUBE for filtered chilled still and sparkling water. The dining area is impressive with a vaulted ceiling and access to and complete views of the garden. A beautiful sitting/dining room with a reclaimed herringbone floor and garden views, a large utility room and separate shower room with WC complete the ground floor accommodation.

Upstairs, an extensive landing with clever hidden storage leading to the family bathroom suite and three highly individual double bedrooms, including the principal bedroom suite. The family bathroom and ensuite are beautifully appointed, fitted with contemporary cabinetry and laid with Amtico flooring.

There is an integral garage and parking area to the front with electric charging point. The rear garden offers a high degree of privacy and a south-facing aspect. There is a large paved terrace area, manicured lawn with established and well-stocked borders and a rare ornamental shed with lead roof.

Location

Fen Ditton is a sought-after and pretty riverside village about 3 miles from the centre of Cambridge. The village has popular restaurants/pubs and a primary school. The village is noted for its riverside walks and cycle path to the central city (about 2.5 miles/15 minutes) and High Ditch Road itself provides easy access to major road links and is only 1.4 miles from Cambridge North Railway Station, which has services to London King's Cross and Liverpool Street. The city offers excellent facilities and outstanding schools.

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - F

Fixtures and Fittings

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

Viewing

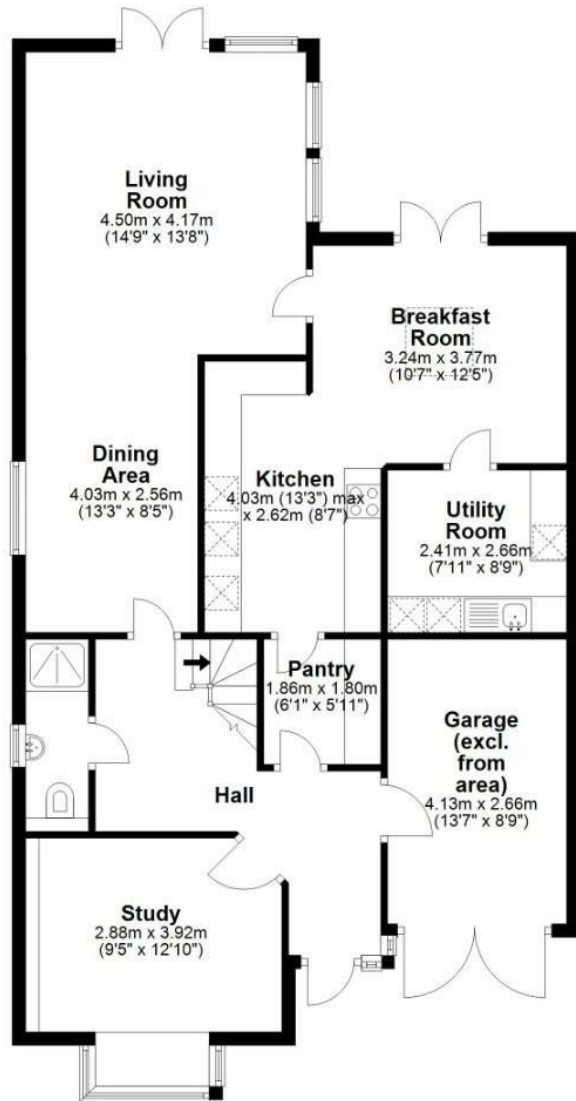
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Ground Floor

Approx. 88.8 sq. metres (955.7 sq. feet)



First Floor

Approx. 70.0 sq. metres (753.2 sq. feet)



Total area: approx. 158.8 sq. metres (1709.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100	100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.



