



**Longmeadow, Lode**  
**Cambridge, Cambridgeshire CB25 9HA**  
**Guide Price £745,000**

**MA**  
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# Longmeadow, Cambridge, Cambridgeshire CB25 9HA

A rather special detached family home, boasting a detached one bedroom annexe and standing within this superb semi-rural location with some striking countryside views.

Cleverly extended and sympathetically improved by the current owners, this impressive property offers accommodation to include a fabulous refitted kitchen/family room 24ft long, sitting room, study, utility room, cloakroom, four bedrooms (bedroom 4 currently used as dressing room, ensuite to master and refitted bathroom. Annexe accommodation includes kitchen/living room with shower room.

Externally the property offers extensive driveway providing ample parking, garage and a delightful fully enclosed rear garden offering a lovely addition to this superb family home.

**Accommodation Details:**  
Part glazed front entrance door through to the:

**Entrance Hall**  
With staircase rising to the first floor and storage cupboard under, laid oak style flooring, radiator and door through to the:

**Kitchen/Dining/Family Room**  
23'4" x 20'9"  
Open plan bespoke fitted kitchen with eye and base level storage units and granite working surfaces over, granite upstands, kitchen island, Perrin & Rowe double ceramic sink with mixer tap over and Rangemaster oven. Integrated appliances to include Neff dishwasher, full height fridge and freezer and microwave.

Laid Karndean flooring, TV connection point, radiators and three sets of French doors out to the rear garden.

**Sitting Room**  
11'8" x 10'10"  
Cosy siting room with featured cast iron fireplace, TV connection point, laid oak style flooring, radiator and bay fronted window.

**Utility Room**  
7'0" x 6'7"  
Fitted with eye and base storage units and working surfaces over, Grant oil fired central heating boiler, space and plumbing for a washing machine, laid Karndean flooring and side external door.

**WC**  
Low level WC, hand basin with vanity cupboard under, granite work tops over, heated towel rail and window to the side aspect.

**Study**  
11'8" x 10'10"  
Featured cast iron fireplace, laid oak style flooring, radiator and bay fronted window.

**First Floor Landing**  
With access to loft, radiator and window to the front aspect.

**Bedroom 1**  
20'9" x 14'0"  
Generous sized master bedroom with three Velux windows, radiator,

sliding doors out to the Juliet balcony that over looks the rear garden and door through to the:

**Ensuite**  
Three piece white bathroom suite comprising a low level WC, hand basin with vanity cupboard under, enclosed shower cubicle, heated towel rail and Velux window.

**Bedroom 2**  
11'8" x 8'9"  
Double bedroom with featured cast iron fireplace, two built-in wardrobes, radiator and window to the front aspect.

**Bedroom 3**  
11'8" x 10'10"  
Double bedroom with radiator and window to the front aspect.

**Dressing Room/ Bedroom 4**  
This versatile room currently used as a dressing room fitted with a range of wardrobes and drawers. Radiator and Velux window.

**Bathroom**  
Luxury fitted bathroom comprising a low level WC, hand wash basin, free standing bath with shower attachment, enclosed shower cubicle and Velux window.

**Annex**  
18'1" x 15'1"  
Well portioned living space with a kitchen that is fitted with a range of eye and base level storage units and working surfaces over, tiled splash back areas, inset stainless steel sink and drainer with mixer tap, space for a free standing oven, fridge and washing machine. Laid oak block flooring, two radiators, window to the side aspect, side external door and French doors out to the rear garden.

**Annex - Shower Room**  
Low level WC, hand basin with vanity cupboards under, enclosed shower cubicle, tiled walls and window to the side aspect.

**Outside - Rear**  
Beautifully presented rear garden thriving with a variety of vibrant trees. shrubs and flowers. Far stretching views overlooking open fields.

**Outside - Front**  
Extensive bloc paved driveway creating ample off-road parking spaces. Laid to lawn frontage with prestige hedging.

**Garage**  
Electronic garage doors. Power and lighting. Worcester oil fired central heating boiler.

**Property Information:**  
Maintenance fee - n/a  
EPC - D  
Tenure - Freehold  
Council Tax Band - D (East Cambs)  
Property Type - Detached  
Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan  
Square Meters - 153SQM  
Parking – Driveway & Garage  
Electric Supply - Mains  
Water Supply – Mains  
Sewerage - Mains  
Heating sources - Oil  
Broadband Connected - TBC  
Broadband Type – Superfast Available download 80Mbps upload 20 Mbps  
Mobile Signal/Coverage – Ofcom advice 'Limited' for certain providers  
Rights of Way, Easements, Covenants – None that the vendor is aware of



Approx. gross internal floor area 154 sqm (1650 sqft) excluding Outbuilding



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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