



Radcliffe & Rust
Residential sales & lettings

9a Fair Green, Cambridge CB25 0JD
Price £450,000

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this attractive barn conversion property in the popular village of Reach, CB25. Offering three bedrooms, the property has ample off road parking and a stunning private rear garden. The village of Reach lies within the catchment area of Swaffham Prio C of E Primary School which was rated as "Good" at their most recent Ofsted inspection and for secondary education, the catchment school is the Ofsted rated "Outstanding" Bottisham Village College. The village of Reach is within easy commute to the university city of Cambridge, the famous horse racing town of Newmarket and the historical market town of Bury St Edmunds. The A14 & M11 corridor are within easy reach making it a great location for the commuter who still wants all the benefits of quiet and picturesque village living.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this traditional style barn conversion in the countryside village of Reach. The accommodation for this property is set over three floors with the kitchen and utility on the ground floor and living room on the first floor.

The property is set back from the road making the property feel quiet and calm. With a gravel drive immediately outside the property, there is space to park two vehicles in front of the property. This barn conversion has many fine character features including traditional wooden cladding and clunch exterior, oak window frames and oak exterior doors. Once inside, the hallway has stairs leading to the first and second floors and a useful alcove next to the front door for coat and shoe storage. There is a large built in cupboard under the stairs and a recess with feature beam overhead. On your right hand side, there is a downstairs cloakroom with W.C. and hand basin. Past the stairs is the entrance into the kitchen diner. Large enough to seat at least eight people, the kitchen has a traditional oil-fired Rayburn cooker set into a brick built surround with a traditional wooden clothes dryer above. The Rayburn also provides provides heat for the hot water and central heating system. The kitchen overlooks the rear garden and has wooden style wall and base units with a grey worktop and stainless steel sink and drainer. The kitchen units are extended into the utility room which is immediately next door to the kitchen. The utility room has a second freestanding electric cooker, additional sink and drainer, lots of additional cupboard storage and space for a full height fridge freezer and washing machine. Within the utility room there is an airing cupboard containing the hot water tank with timer control and also a full height pantry. The utility room leads to the rear garden.

The living room is located on the first floor. Spanning the full width of the property, the living room has dual aspect windows and a feature log burner in the brick built fireplace. There is a stunning original wooden beam overhead in the living room highlighting the age and character of the property. Next to the living room is bedroom three. Large enough to fit a five foot or even king sized bed, this room overlooks the rear of the property. The final room on the first floor is a bathroom which has a bath with overhead shower, W.C. and hand basin. Both bedrooms and the living room have views over rural countryside to the rear of the property to wards Wicken Fen and on a clear day Ely Cathedral can be seen.

On the second floor, there are two further bedrooms and a second bathroom. The first room you come to at the top of the stairs is the second bathroom. Built into

the eaves of the roof, the second bathroom has a walk-in shower, W.C. and hand basin. Next to the second bathroom is bedroom two. With a large Velux window, this bedroom is a good size single room with loft access. The master bedroom is immediately above the living room on the floor below. Spanning the full width of the property, the master bedroom has a large Velux window overlooking the rear of the property and has space for freestanding storage furniture or to really utilise the space, bespoke wardrobes could be built into the eaves if required by the new owner.

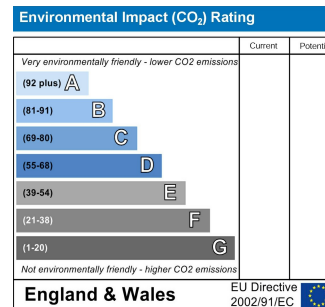
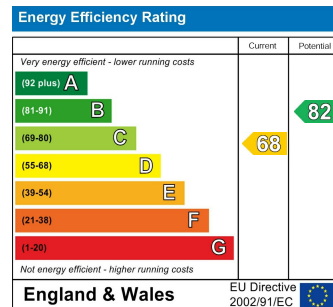
To the rear of the property is a fantastic private rear garden. Offering a peaceful oasis, the rear garden is full of colour with an array of beautiful flowers, plants and shrubbery. At the end of the garden, there is a wooden storage shed. There is also the added benefit of gated side access.

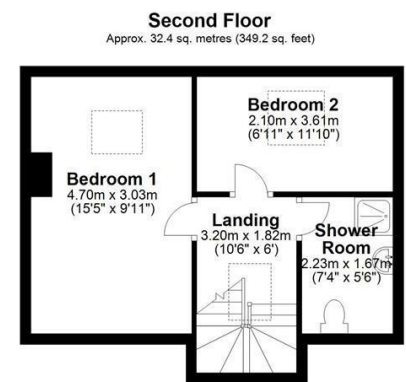
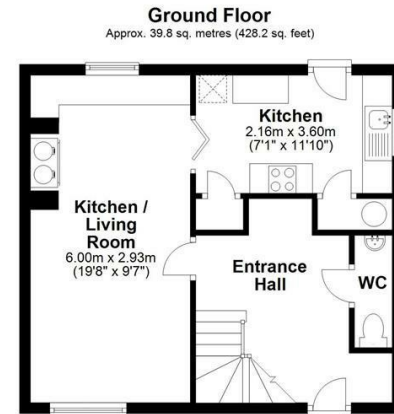
Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agents notes

Tenure: Freehold

Council tax: Band D = £2,265 for 2024 - 2025 (East Cambridgeshire District Council)





Total area: approx. 112.2 sq. metres (1208.1 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		82
		68
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
Current	Potential	
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-90) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-30) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

