



Radcliffe & Rust are delighted to offer for sale this four bedroom detached property, located in the highly sought after village of Stow-Cum-Quy, less than five miles east of Cambridge City Centre. Stow-Cum-Quy has a hotel with gym/spa facilities a village pub, the White Swan, and is a short journey from stunning Anglesey Abbey. The village is situated within the catchment area for the "good" Ofsted rated Bottisham Primary School (which has a school bus) and Bottisham Village College for secondary education. A range of independent schools are also available within Cambridge. The village is very well positioned for the commuter, providing easy access to the A14/M11, Cambridge Science Park and London via the M11 onwards. There are also cycle paths leading into Cambridge and many of the surrounding picturesque villages.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this spacious detached property in the popular commuter village of Stow-Cum-Quy. Offering bright and generous rooms and the opportunity to modernise and renovate the existing property, there is also the possibility to further extend the current footprint of the property subject to the relevant planning and permissions if required by the new owner.

The property is positioned on the main road which runs through the village of Stow-Cum-Quy and is set back from the road behind some mature bushes. The property is accessed via a small private road which accesses 43 Stow Road and the neighbouring properties. On the left hand side of the property is the private garage belonging to the property which has a separate workshop behind the garage. Once inside, there is a porch which has space for coat and shoe storage and a second front door leading in to the main property. Once through the second front door, this brings you in to the hallway where there are stairs leading to the first floor. Within the hallway there are multiple full height storage cupboards as well as an under stairs cupboard. The first room you come to at the end of the hallway is the kitchen. The kitchen has wooden wall and base units with green wall tiles and patterned floor tiles. Within the kitchen there is a stainless steel sink and drainer, space for a washing machine, large pantry style cupboard, four ring gas hob, stainless steel sink and drainer, oven with grill above and a door leading to an internal lobby. The kitchen is a great size and could benefit from the installation of new units and worktops.

Next to the kitchen is the living room. Overlooking the front of the property, this room is a really generous size and the large bay window floods the room with light. Within the living room, there is also a feature log burner with a metal grate surround. The living room leads into a second reception / sitting room. The rooms are connected by a large open walkway and the second sitting room is another great sized room. The second reception room has an exposed brick wall with log burner at one end and large glass sliding doors which lead to the separate dining room. The dining room is a room which has been added more recently than when the house was first built. A large conservatory style room with pitched roof, the dining room has a window which looks into the kitchen and doors which lead to the rear garden. The dining room currently has a dining table which can seat 8 people, although the space could hold a much larger dining table if required. If a more open plan style of living is required, the second reception room, dining room and kitchen could all be opened up to create a more open plan space (subject to relevant planning permissions). The final rooms on the ground floor are a downstairs cloakroom which has a W.C. and a workshop. Both of these rooms can be accessed via the internal lobby from the kitchen or from a door from the rear garden which also goes into the lobby.

On the first floor, there are four double bedrooms, family bathroom and en-suite to the master bedroom. The first bedroom on the right hand side of the landing is bedroom three. Overlooking the front of the property, the current layout of the room has wardrobes with sliding doors on two walls which means a bed could be placed in the centre of the room or at least one

set of wardrobes could be removed to allow for more layout opportunities. Next to bedroom three is bedroom two. Overlooking the rear of the property, bedroom two currently has built-in wardrobes with sliding doors. If required, to make bedrooms two and three more similar in size and more simple in shape, the walls separating these rooms could be moved to make both rooms more rectangular shaped. Next to bedroom two is bedroom four. Although the smallest of the bedrooms, bedroom four is still a good size and currently has a built-in cupboard in the room. On the opposite side of the landing to bedroom four is the main bathroom. Overlooking the front of the property, the bathroom is currently set-up as a shower room and has a walk-in shower with shower curtain and safety surround, hand basin, W.C. and freestanding cupboard storage.

At the end of the landing there are two storage cupboards before you find the master bedroom. The master bedroom spans the full depth of the property and has large windows overlooking both the front and rear of the property. The master bedroom currently has built-in wardrobes spanning one wall of the bedroom providing a wealth of storage. The master bedroom also enjoys an en-suite. Accessed via a sliding door, the en-suite has a walk-in shower cubicle and hand basin in a bright orange colour with contrasting orange patterned wall tiles.

To the rear of the property, there is a substantial private rear garden. Mainly laid to lawn with mature trees and shrubbery, the rear garden is a great size and has a shed and separate summer house / log cabin style building. The rear garden is vast and allows ample space for the current property to be extended into the rear garden if required by the new owner.

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 F = £3,335 for 2024 - 2025 (South Cambridgeshire District Council)  
No onward chain





Total area: approx. 187.8 sq. metres (2021.4 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		82
(81-91)	B		
(69-80)	C	66	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

