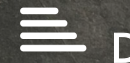




62 Church Lane, Girton,
Cambridge, CB3 0JP

Guide price £800,000



62 Church Lane

Girton, CB3 0JP

- 1/3 of an acre
- Detached family home
- Large extension
- Catchment for Impington Village College

An unusual, interesting, and stylish detached house with a 1/3rd of an acre in a prime village just outside the city.

This attractive detached family home is over 1500 sq. ft and has a significant ground floor extension, providing spacious and versatile living space along with three bedrooms upstairs.

The ground floor accommodation has a lovely open plan feel and includes a living room with a bay window, original fireplace and original floorboards, these continue onto the sitting room which has double doors to the rear extension that includes a dining area and family room both with a vaulted ceiling, wood flooring and exposed brickwork. The kitchen is in two distinct areas and includes high quality units. There is a utility area, a hallway and a cloakroom with WC.

Upstairs, there are three bedrooms, two of which are doubles. The family bathroom has been refitted





and has a walk-in shower. The loft is boarded and offers excellent scope for conversion (subject to consent).

The house has double glazing and gas central heating. Many of the original features have been retained, and the refurbishment and redecoration works have been done with style and flair, making this a very interesting and attractive family home.

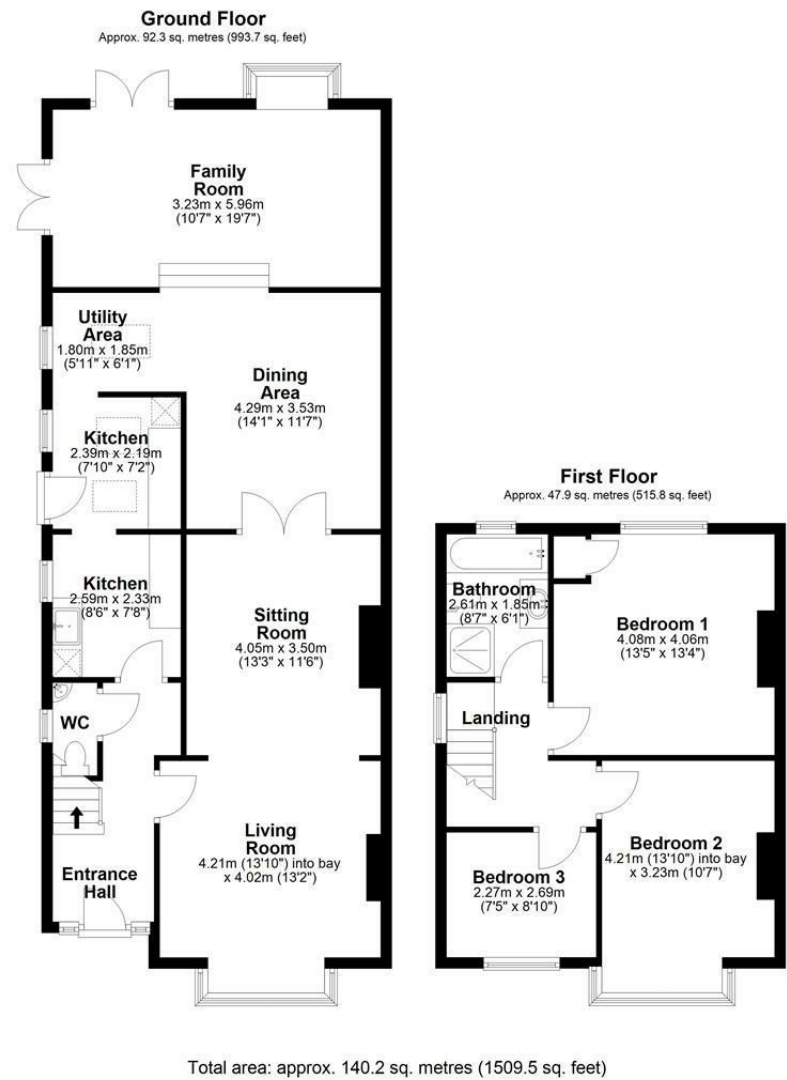
Outside, the gardens are fantastic and a real surprise. At the front is a driveway and parking area, side access leads to the rear garden, which is wonderfully mature and has a variety of trees, shrubs and stocked beds. There is a shed and the whole property extends to about 1/3rd of an acre.

Church Lane is in an excellent location, perfect for those wanting access to the City but also the excellent village amenities, which include a recreation ground, golf club and school. Girton has a thriving community and excellent sports facilities, there are 2 pubs/restaurants and local shopping. There is a Primary school in the village, and secondary education is available at Impington. Also, Eddington is nearby, where there is a supermarket and a highly regarded school.

What3words: ///faces.poet.pine



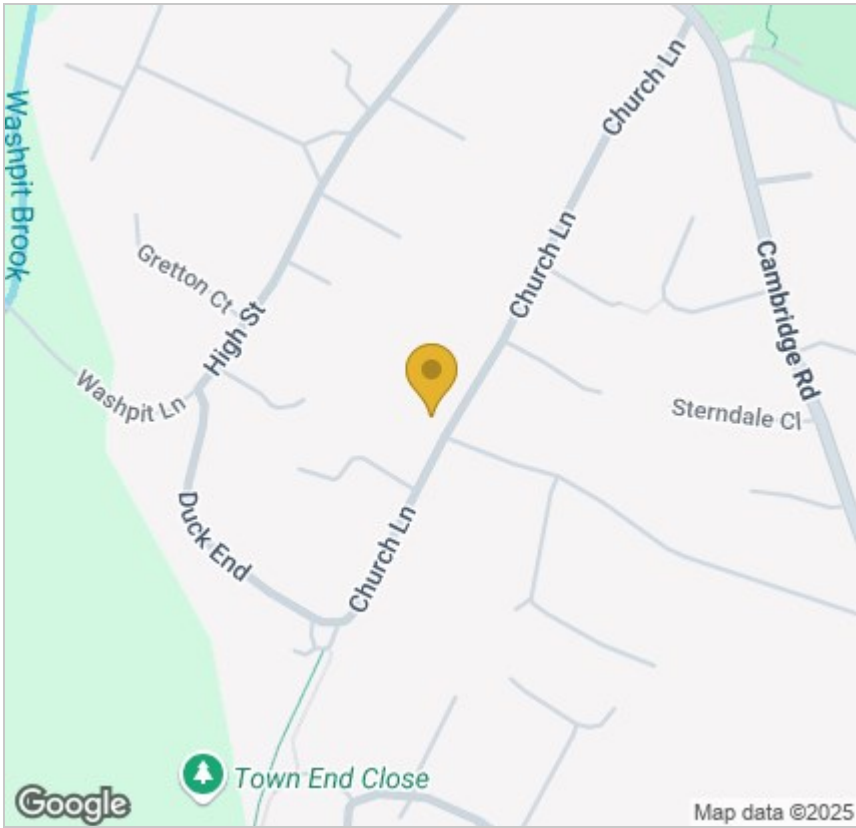
Floor Plan



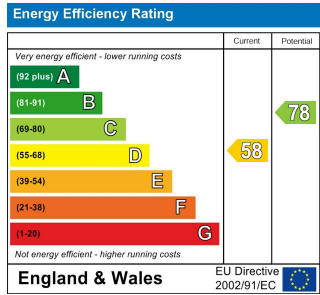
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band:

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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