



11 Churchfield Court, High Street, Girton, Cambridge CB3 0XA

A spacious, two-bedroom, mid-terrace cottage overlooking beautiful courtyard gardens within walking distance of local shops.

Entrance Hall

**Downstairs
Cloakroom**

Sitting Room

Dining Room

Kitchen

**Two Double
Bedrooms**

En-suite bathroom

Shower Room

Garage

Patio Garden

**150 year Lease
(from 1998)**

No Ground Rent

55+ Age Covenant.

The Property

11 Churchfield Court is a beautifully presented two bedroom mid terrace cottage with patio garden and garage.

Upon entering the spacious entrance hall there is a cloakroom. The entrance hall leads to a generously sized sitting room with built in bookcases and dining room. The dining room has French doors opening out to a private patio garden. The kitchen has a range of fitted units and access to the patio garden.

Upstairs there are two double bedrooms with built in wardrobes. The master bedroom has an en-suite bathroom with bidet, WC, basin and bath. The second bedroom has built in bookcase and storage units. There is also a shower room off the landing.

The property has electric storage heating and double glazing throughout and a partially boarded loft, accessed via a folding ladder, provides useful extra storage. A single garage, with light and power, is located in a block nearby.

Directions to Churchfield Court

Girton is situated just to the north of Cambridge about three miles from Junction 14 of the M11. Cambridge itself is about five miles away via the A1307.

From the M11 North continue onto the A14 past Cambridge Crematorium and take the next junction (30) and then turn right onto Dry Drayton Road. Continue towards Oakington, then, at the traffic lights in the village, turn right onto Cambridge Road. Continue along this road until you reach Girton High Street and the entrance to Churchfield Court will be found on your left opposite Girton Baptist Church.

For viewings please call Cognatum Property on 01491 821170 (Mon-Fri 9am-5pm)



Sitting Room



Dining Room



Kitchen



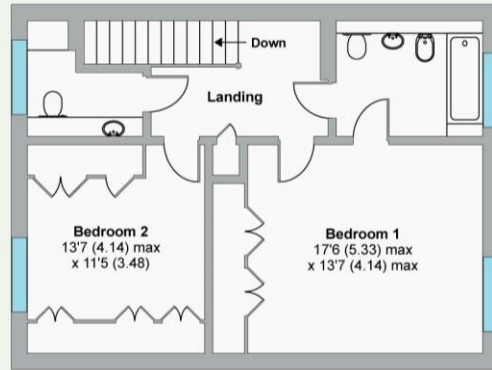
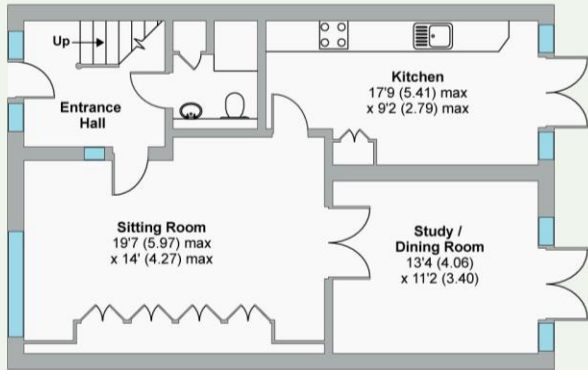
Bedroom 1



Bedroom 2/ Study



Bathroom



Patio Garden overlooking courtyard gardens

Approximate Gross Internals: 125.4 m² / 1350 ft²

Condition Code: C

Energy Performance Rating: D (67)

Council Tax Band: F

Churchfield Court

Churchfield Court is built around two landscaped courtyards on the edge of the village in a former farmyard. The two and three-bedroom cottages and apartments are attractively designed, many with conservatories, and there are views over the several acres of the estate meadow. Beyond an impressive archway is a gate leading to open countryside with excellent walks.

A five minute drive away (or fifteen minute walk) you will find Girton grocery store and village pond, where you might glimpse the geese that have traditionally provided quills to the colleges of Cambridge University. There are also two pubs, a tennis club and a golf course. Less than three miles away is the centre of Cambridge, one of the most beautiful cities in the world, where theatres, art collections, libraries, museums and shops blend in the wonderful setting of the university buildings and the River Cam. The impressive array of aircraft at Duxford is also close at hand, as are the National Trust properties of Anglesey Abbey and Houghton Mill.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

Services and Amenities at a Glance



23 PROPERTIES
BUILT 1998



GARDENER



RESIDENT
ESTATE
MANAGER



GUEST
SUITE



MINIBUS
SERVICE



Churchfield Court Gardens



The Old Crown



Girton College, Cambridge



St Andrew's Church

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PROPERTY

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