



Dew Pond Cottage
Conington, CB23 4LP





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Guide Price: £750,000

- 2,468 sq ft
- Generous and Versatile Ground Floor accommodation offering optional ground floor living
- Attractive rural outlooks to the rear
- Four Well-Proportioned Bedrooms
- Approximately 0.19 acres of Additional Land Available by Separate Negotiation
- Mature Front and Rear Gardens
- Large gravel driveway leading to the single garage



SUMMARY

A rare opportunity to acquire a substantial, detached four bedroom home, set within mature gardens and offering flexible living space with attractive rural outlooks to the rear. The accommodation extends to approximately 2,468 sq. ft., arranged over two floors comprising: entrance hallway, living room, sitting room, family room, garden room, kitchen with walk-in pantry, utility room with cloakroom, and a study/bedroom with en-suite shower room on the ground floor. The first floor boasts a landing, principal bedroom with en-suite bathroom, two further bedrooms, and a family bathroom. Furthermore, the property enjoys the added benefit of a large gravel driveway, garage, and well established front and rear gardens. Additional land available by separate negotiation.

LOCATION

Conington is a small, peaceful village in South Cambridgeshire, perfectly positioned for rural living with outstanding access to Cambridge and fast London rail links. Located directly off the A1307 and just 2 miles from the upgraded A428, the village offers swift connections to Cambridge (approximately 8 miles, 15–20 minutes), the A1(M) at the Black Cat roundabout (10 miles), St Neots and Huntingdon. Cambridge is also accessible via guided buss, which can be taken from St Ives or Swavesey.

Rail travel is excellent, with Cambridge station only 8 miles away

providing frequent services to London King's Cross (from 48 minutes) and Liverpool Street, plus direct trains to Stansted Airport; St Neots and Huntingdon stations, both within 9–10 miles, deliver services to King's Cross in under 50 minutes.

Everyday amenities are found in nearby Cambourne (3 miles), which has major supermarkets, medical and dental practices, a library and leisure facilities. The village itself retains its quiet, traditional character a pretty parish church and open countryside on the doorstep.

Education is a particular strength: local primaries include Eltisley and The Newton, with Cambourne Village College (Ofsted Good) for secondary years. Many of the country's leading independent schools lie within easy reach, including The Perse School, The Leys, St Mary's Cambridge, Stephen Perse Foundation, St Faith's, Kimbolton School and, slightly further, the Bedford schools, most reachable in 20–30 minutes.

ENTRANCE HALLWAY

With barn-style door, window to front aspect and stairs rising to first floor. Wood effect flooring, glazed panelled double doors to

LIVING ROOM

With functioning inglenook fireplace, with tiled hearth and wooden mantel. Understairs storage cupboard and French doors to patio area. Open to Family Room. Glazed double doors to

SITTING ROOM

With window to the rear aspect, vaulted ceilings, open fireplace with stone hearth, brick surround and wooden mantel.

FAMILY ROOM

With window to the side aspect, fireplace with brick hearth and surround, with wooden mantel over, wood burning stove. Open to Garden Room and Kitchen Area, door to Utility / Boot Room.

GARDEN ROOM

Windows to side aspect, double French doors out to garden, tiled flooring.

KITCHEN AREA

With windows to front and side aspect, a range of matching eye- and base-level units, worktop with inset ceramic sink and a half with mixer tap over, and inset 4 ring induction hob with extractor hood over. Integrated appliances comprising chest-level double oven and dishwasher, tiled splashback. Doors off to walk-in pantry and Utility Room.

UTILITY ROOM

With window to side aspect, eye-level units, worktop with Butler sink with hot and cold taps over. Space for washing machine. Barn style door out to garden. Door to

CLOAKROOM

With frosted window to side aspect, suite comprising low-level WC and pedestal hand wash basin with hot and cold taps over.

STUDY / BEDROOM 4

With window to front aspect, door to

EN-SUITE SHOWER ROOM

Suite comprising low-level WC, vanity unit with inset sink with hot and cold taps over, large shower enclosure with glass and chrome sliding door. Heated towel rail, part tiled wall, loft access via hatch.

LANDING

With loft access via hatch and doors to

PRINCIPAL BEDROOM

French doors opening out to balcony, vaulted ceiling, built-in wardrobes, door to

EN-SUITE BATHROOM

With frosted window to side aspect, suite comprising low-level WC with eco flush, pedestal basin with hot and cold taps over and panelled bath with chrome mixer tap and wall-mounted handheld shower head attachment. Heated towel rail and part tiled walls.

BEDROOM 2

With window to front aspect, vaulted ceilings and eaves storage cupboards.

BEDROOM 3

With dormer window to rear aspect, eaves storage cupboard.

FAMILY BATHROOM

With frosted dormer window to front aspect, suite comprising low level WC, pedestal wash basin with hot and cold taps over and corner bath with chrome mixer tap with wall-mounted handheld shower head attached. Heated towel rail and part tiled walls.

OUTSIDE

The front boundary is retained by a picket fence with an opening offering direct access from School Lane leading to a large gravel parking area, with a selection of mature shrubs and tree borders, and access to the entrance door and garage.

A post and rail gate offers access to the rear garden which is mostly laid-to-lawn with a large patio area and a selection of shrubs, external lights, outside power points and an external tap.

AGENTS NOTE

The additional land, of approximately 0.19 acres, available by separate negotiation, may be subject to a restrictive covenant or overage clause.





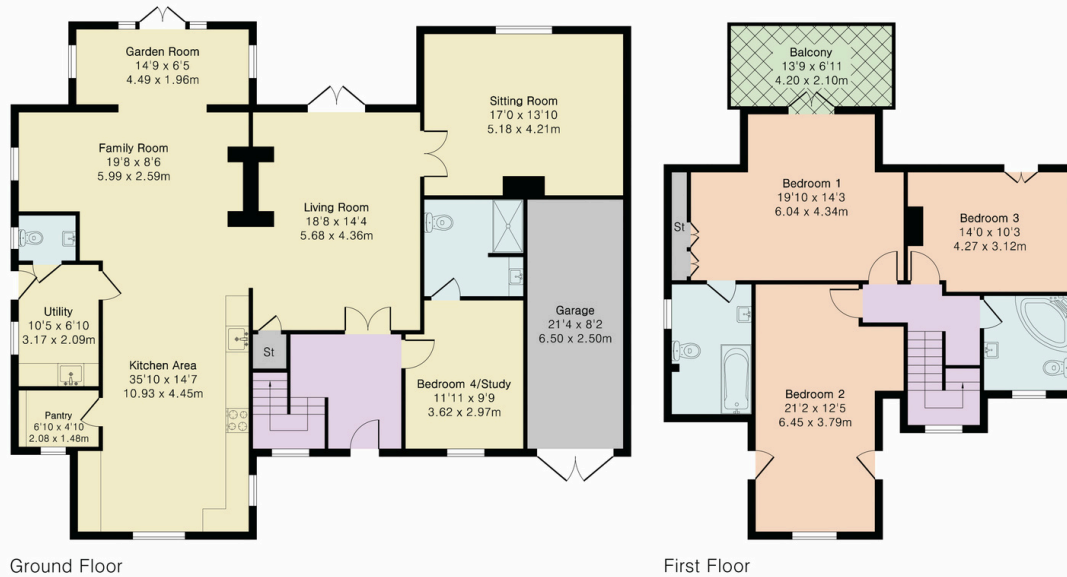


**Approximate Gross Internal Area 2468 sq ft - 230 sq m
(Excluding Garage)**

Ground Floor Area 1621 sq ft – 151 sq m

First Floor Area 847 sq ft – 79 sq m

Garage Area 175 sq ft – 16 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Tenure: Freehold

Services: Drainage: Sewage Treatment Plant. Oil fired central heating system.

Mains Electricity.

Council Tax Band: F

EPC: D

Important Information Regarding the Property Title: Prospective purchasers are advised that the property may be subject to restrictions, easements, rights of way, or the presence of third-party services crossing the land. Full legal information, including any such matters, can be found within the official title register. The property is registered under Title Number: CB149907. A copy of the title register and title plan can be obtained from HM Land Registry or via your legal representative. Buyers should satisfy themselves as to the

nature of any such matters before entering into any contractual commitment. Viewing: Strictly by prior appointment through the selling agents Brown&Co.

Agents Note: A Material Information Pack has been created to be read in conjunction with the particulars and can be made available upon request.

Contact:

Harry Simmonds

Divisional Partner, Residential Sales Manager

Office: 01223 659 050

Mobile: 07353 15516

Email: harry.simmonds@brown-co.com

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Brown&Co

CC6a Clifton Court | Clifton Road | Cambridge CB1 7BN

T 01223659050

E cambridge@brown-co.com



Property and Business Consultants