

Clayfield, 89 Way Lane, Cambridge, CB25 9NQ

Guide price £1,100,000

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Clayfield, 89, Way Lane,
Waterbeach, CB25 9NQ.

- Detached family home
- Spacious versatile accommodation
- Double garage
- 3,763 sq ft
- 7 Bedrooms
- Village location

A substantial and beautifully appointed seven-bedroom detached house within mature wraparound gardens in the heart of the popular village of Waterbeach.

Clayfield House is a exceptional family home that has been thoughtfully refurbished and altered over the years, now offering versatile accommodation extending to approximately 3,763 sqft.

This home has been designed to adapt effortlessly to different ways of living, with careful consideration given throughout. Whether you need space for remote work, a growing family, or multiple generational living, the layout offers flexibility to suit a variety of needs.

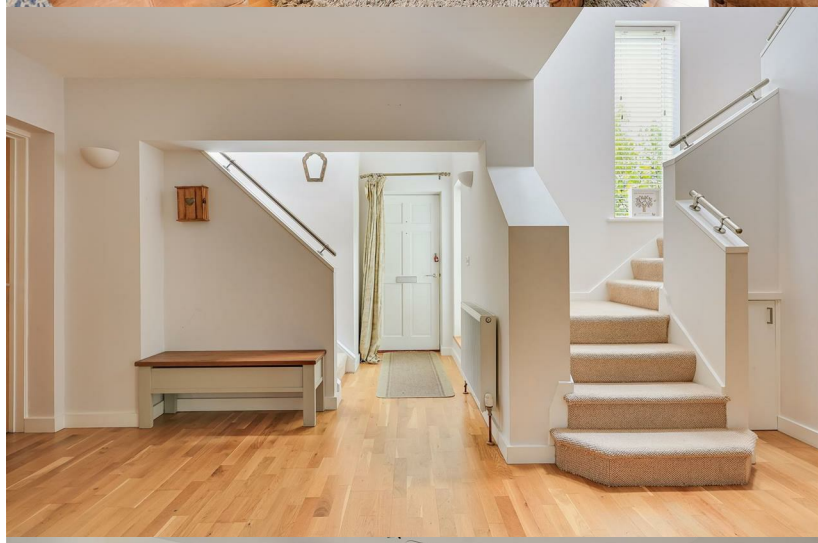
A spacious triple aspect living room features a log burner, and enjoys views from all windows to the mature garden. The kitchen/breakfast room is beautifully appointed with ample space for a large dining table, and benefitting from double bi-fold doors to the garden. It is fitted with high quality cabinetry and worktops, a central island and integrated appliances.

A further family room offers an ideal snug, playroom, or formal dining space. A cloakroom, boot room and utility room complete the ground floor accommodation.

The first floor accommodation is divided into two sections, each accessed by its own staircase.

Rooms above the double garage have been carefully adapted to create two separate study spaces, the largest of which includes a home gym, while still offering the flexibility to be used as additional bedrooms if needed.















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The main first floor accommodation consists of three double bedrooms and a family bathroom. The master suite enjoys an ensuite shower room and a walk in wardrobe, and a unique exposed brick wall.

There are two further double bedrooms on the second floor, and an additional family bathroom.

The house has zoned gas central heating, ample storage on all floors and high quality sanitaryware in all bathrooms.

The property is approached via a generous driveway providing ample parking for several vehicles, with a double garage providing additional parking, useful storage or a workshop. The rear garden can be accessed through the house or via a secure side gate. It is predominantly laid to lawn with well-stocked shrub borders, and features a patio area adjoining the rear of the property.

The village of Waterbeach is a popular and thriving village. At its centre is a traditional village green with a variety of shops and pubs surrounding it. There are excellent recreational facilities in the village, as well as a primary school. The village is just off the A10 which provides good access to the A14, Cambridge Science Park, and the City, all of which are under 4 miles away. Waterbeach also has a railway station, which makes the village extremely popular with those needing to commute to London and Cambridge.

SatNav: CB25 9NQ
What3Words: ///voltage.fend.ringside



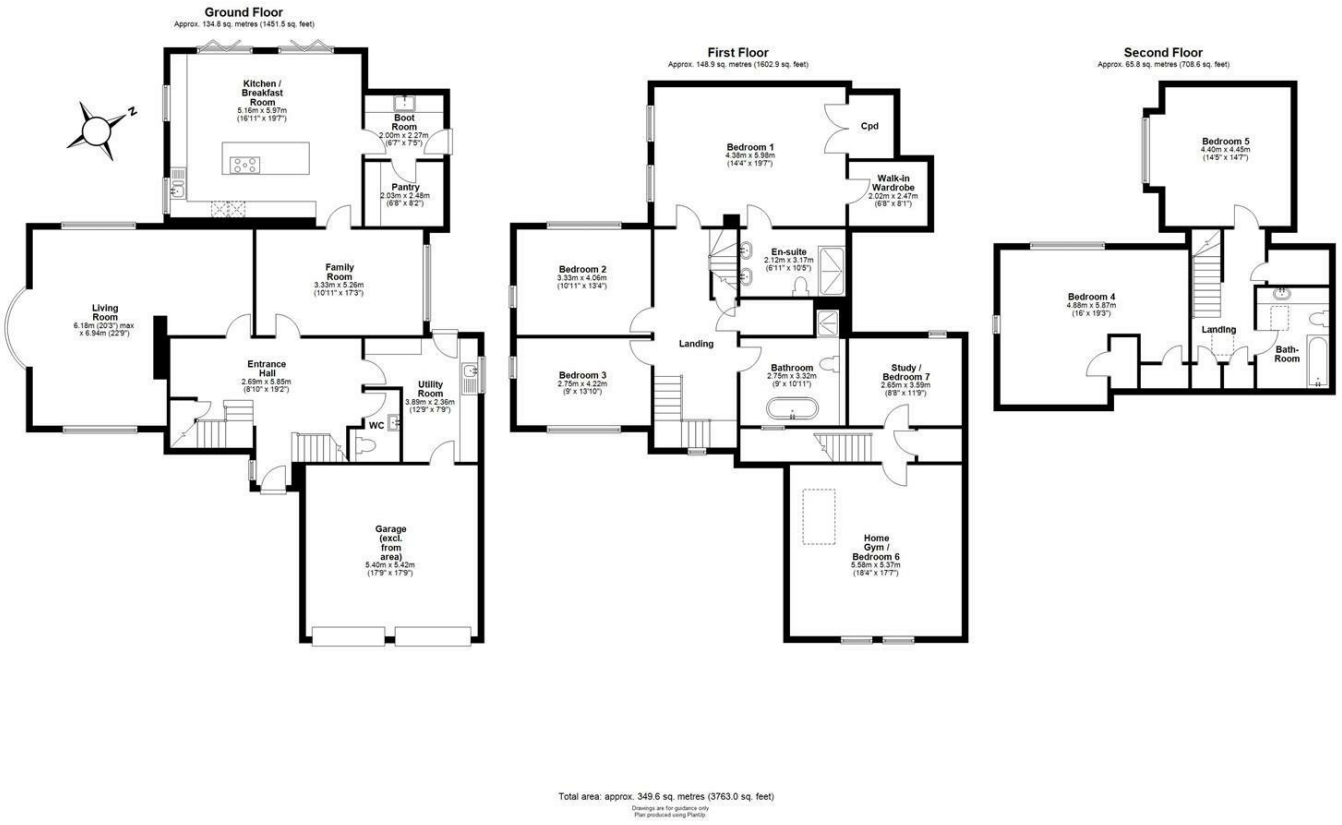


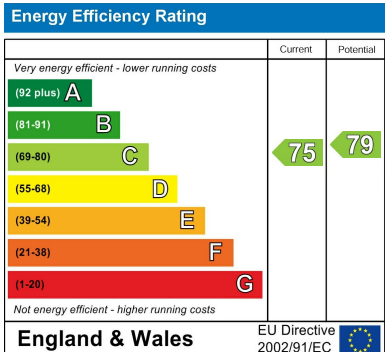
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