



BLACK HOUSE

Long Drove, Waterbeach



A SPACIOUS FOUR-BEDROOM HOME WITH COUNTRYSIDE VIEWS

Set against a backdrop of open countryside, this detached family home offers spacious, practical accommodation in one of Cambridge's best-connected villages.


4


2


3


C

Local Authority: Cambridgeshire County Council
Council Tax band: B
Tenure: Freehold



THE PROPERTY

Built in 2010 and situated on Long Drove, Black House is a detached family home offering over 1,500 sq ft of well-planned accommodation, arranged in a practical layout ideal for modern family living.

The ground floor comprises an entrance hall, a bright triple-aspect sitting room, a separate dining room, and a spacious kitchen/breakfast room, providing excellent space for both everyday life and entertaining. A utility room, cloakroom and study add further flexibility for home working, hobbies or additional family needs.

Upstairs, four well-proportioned bedrooms are arranged around a central landing. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom. The layout is well balanced, offering comfortable and versatile accommodation for families at every stage.







GARDENS

The property sits on a generous plot with attractive views across the surrounding fenland countryside. The rural outlook provides an ever-changing backdrop throughout the seasons, while the property's position allows the gardens and grounds to be enjoyed to their full potential.

The gardens are mainly laid to lawn and are complemented with a variety of established trees and shrubs, providing colour, texture and interest throughout the year. A pond creates an attractive focal point within the grounds and adds to the overall character of the setting. To the front and side, the driveway provides parking for several vehicles and leads to a substantial hardstanding area beside the barn/garage. This versatile space is well suited to a range of uses, including additional parking, storage, workshop activities or the accommodation of larger vehicles, subject to individual requirements.

The overall plot offers ample outdoor space for gardening, recreation and general enjoyment of the countryside surroundings.



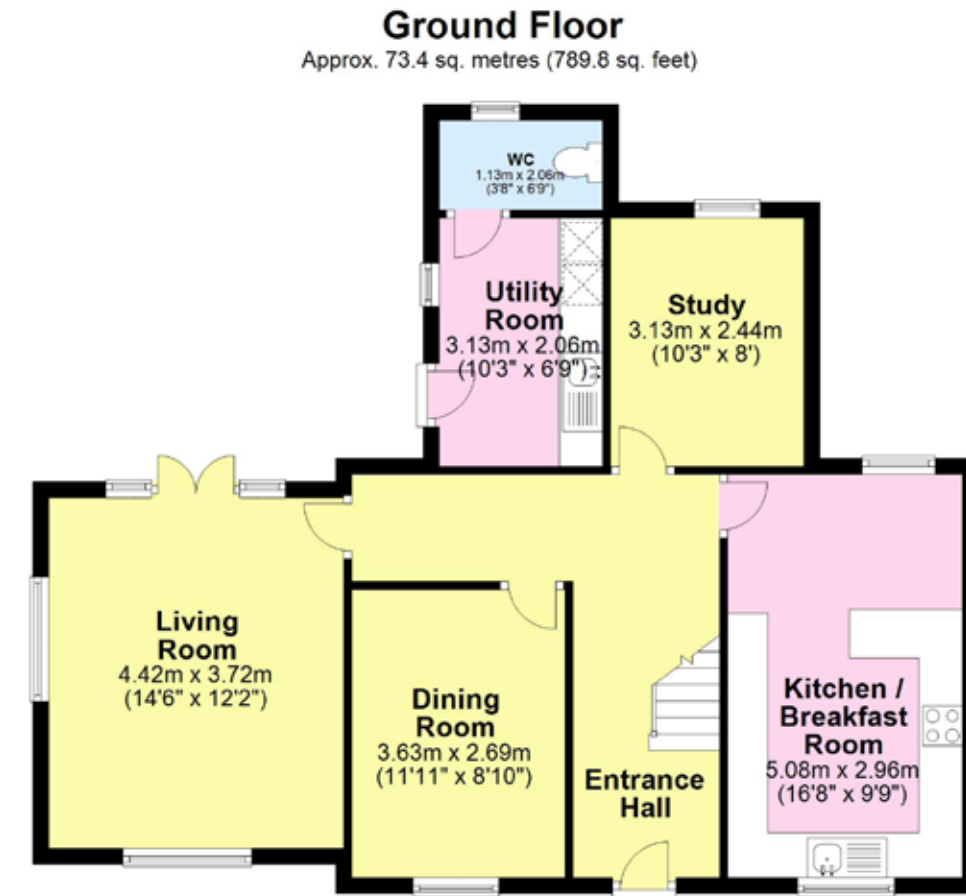


SITUATION

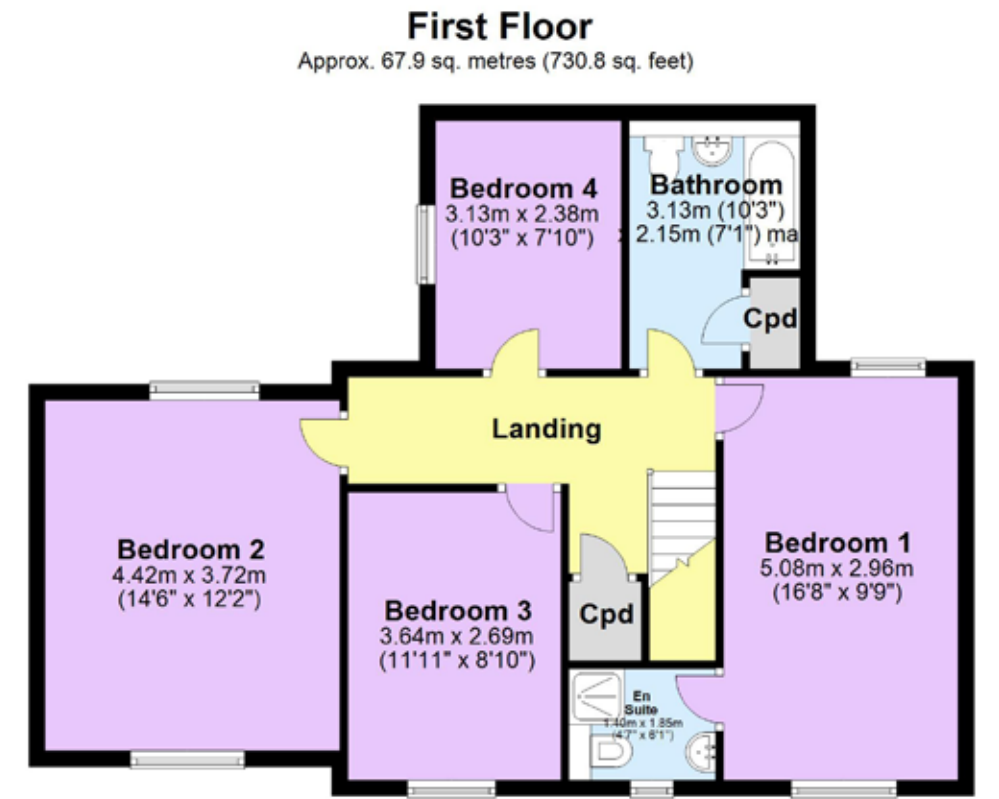
Waterbeach is one of the area's most sought-after villages, offering fast rail connections to both London King's Cross and London Liverpool Street, alongside easy access to Cambridge city centre. Undergoing a significant sustainable expansion, it continues to attract commuters, families, and professionals looking for a balance of city connectivity and countryside living.

Located just a few miles north of Cambridge, the village is easily reached by bike, car, or train. Residents benefit from excellent green spaces, including a 23-acre lake, woodland walks, and a country park, while a growing range of independent shops, cafés, schools and community facilities provide everything needed for day-to-day life. Combining established village character with exciting future growth, Waterbeach is a location firmly on the rise





(Including Basement / Loft Room)
Approximate Gross Internal Area = 141 sq m / 1520 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Michael Houlden
07811 035491
michael.houlden@knightfrank.com

Knight Frank Cambridge
20 Station Road, Cambridge
CB1 2JD

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2026. Photographs and videos dated July 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.