



HOLLAND WALK, LONGSTANTON, CB24 3EY
OIEO: £575,000



GAVIN HUMAN
exp UK
CAMBRIDGE ESTATE AGENT

A remarkable house that has to be visited to be fully appreciated, not just for its location and views but the space and versatility this immaculately presented home offers. In addition to the main accommodation you have off road parking, a detached double garage, and convenient connections to the heart of Cambridge.

Across three stylish storeys there are 4 bedrooms with a 5th bedroom/office on the first floor; whilst the whole second floor is a stunning Principal Bedroom with a dressing room and en-suite. On the ground floor, the large sitting room's dual aspect looks out over open fields and there are two further reception rooms as well as a spacious breakfast kitchen and a utility room.



**To book your viewing call Gavin Human:
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- Superior location on edge of village
- Open aspect to the front and side
- Ample off road parking
- Detached double garage to the rear
- Three receptions rooms
- Three first floor bedrooms, plus guest bedroom with en-suite
- 5th bedroom / office
- Principal bedroom suite on 2nd floor inc' en-suite and dressing room
- Family bathroom on the 1st floor



Sitting Room



Sitting Room



Snug/ Play room



Dining Room



Reception Hall

The bright and open **RECEPTION HALL** links all of the downstairs accommodation. The large **SITTING ROOM** has a dual aspect with four windows presenting picture views over open fields. The **TV SNUG** and **DINING ROOM** offer versatility in terms of how to utilise the space.

At the rear, the large **BREAKFAST KITCHEN** also provides an open view and also has a **UTILITY ROOM** attached with its own door to the garden.



Breakfast Kitchen

Breakfast Kitchen





Bedroom Two (with ensuite)



Bedroom Three

Bedroom Four



Family Bathroom



Principal Bedroom suite

The **PRINCIPAL BEDROOM SUITE** takes up the whole second floor and impresses not just with its size and the light but with the facilities that add a touch of luxury.

The space accommodates a King Sized comfortably as well as drawers and a dressing table. In addition there is also a separate **WALK-IN DRESSING ROOM** next to the spacious **EN-SUITE BATHROOM**.



Principal Bedroom suite with dressing area

En-suite





To the front of the house, you enjoy open views over grassland, which is a haven for a variety of wildlife and provided an excellent sport for my clients to enjoy a drink watching the sunsets over the grassland that feels as though it is an extension of the garden.

The rear garden is not directly overlooked. It is predominantly laid to lawn with a paved patio area, a walled surround and a delightful water feature. There is gated access to the driveway, which is another key feature of the property as it can accommodate multiple vehicles. There is a **DOUBLE GARAGE** with electric light and power.



Approximate Gross Internal Area = 199 m² / 2142 ft²
 Garage = 28 m² / 301 ft²
 Total = 227 m² / 2443 ft²
 For identification purposes only - Not to scale



Second Floor



Ground Floor



Garage



First Floor

This plan is for general guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. While every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decision reliant upon them.
 Gavin Human - The Cambridge Estate Agent © 2020

KEY INFORMATION

Property Type	Detached
Bedrooms	Five
Council Tax	F
Square footage	2083 sq ft approx
EPC Rating	C
Age	2013
Last sold date	2013
Title Number	CB383906
Plot size	0.11 acres
Heating	Gas Fired Central Heating
Tenure	Freehold

LOCAL AREA

Local Authority	South Cambs
Flood Risk River & Seas	Low
Flood Risk surface water	Medium
Conservation Area	No

CONNECTIVITY

Upload	115Mbps
Download	1600Mbps
Full Fibre Available	YES

Cable/Satellite TV availability

BT	YES
Sky	YES
Virgin	YES

Mobile Signals (based on calls indoors)

EE	AMBER
3 (Three)	AMBER
O2	AMBER

- Green - Likely to have good coverage.
- Amber - You may experience some problems.
- Red - You should not expect to receive a signal.

KEY INFORMATION

TRANSPORT (NATIONAL)

National Rail Stations

Cambridge	7.65 miles
Cambridge North	6.68 miles
Waterbeach	6.97miles

Trunk Roads/Motorways

M11 J14	3.87 miles
M11 J13	5.4 miles
M11 J12	6.86 miles

Airports/Helipads

Cambridge	8.06 miles
Stansted	28.97 miles
Luton	33.19 miles

TRANSPORT (LOCAL)

Bus stops

Ladywalk	0.3 miles
Brookside	0.41 miles
Hatton Park	0.56 miles

SCHOOLS

Primary

Hatton Park Primary	0.53 miles
Pathfinder CofE Primary	0.93 miles
Swavesey Primary	1.86 miles

Secondary

Northstowe Academy	1.21 miles
Swavesey Village College	1.9 miles

10 year history of average house prices by property type in CB24

Detached	+ 79.46%
Semi-Detached	+ 79.21%
Terraced	+ 72.95%

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KEY INFORMATION

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