

Dean House 5 Green Street, Duxford, Cambridge, CB22 4RG

Guide Price £575,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A MOST ATTRACTIVE DOUBLE-FRONTED, DETACHED, PERIOD RESIDENCE OFFERING BEAUTIFULLY PRESENTED ACCOMMODATION, SET WITHIN A STUNNING REAR GARDEN AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 3 bedroom detached period house
- 1050 sq ft / 97 sqm
- 0.07 acre plot
- Gas fired central heating to radiators
- EPC-D / 61
- 2 reception rooms, 1 bathroom
- Built in the 1900s
- Many original features
- Solar panels
- Chain free

Dean House occupies a wonderful position in arguably the village's most sought-after lanes accompanied by a wide range of attractive period houses and St Peter's Church, a beautiful and rather ancient building dating back to 1275. This handsome Edwardian property is beautifully presented yet retains many original features including sash windows and is set within a stunning cottage style garden.

The accommodation comprises an entrance portico with panelled front door with box light above, leading to a welcoming reception hall with stairs to first floor accommodation. There are two reception rooms including a dual aspect sitting room with feature fireplace with an inset gas fired stove, French doors to garden and a fitted storage cupboard housing the solar panel converter. There is a good-sized dining room with sash window overlooking the front of the property, bespoke fitted book shelving and storage cupboards. The kitchen/breakfast room overlooks the pretty rear garden and is fitted with a range of attractive cabinetry, ample fitted working surfaces with inset ceramic one and a half sink unit with mixer tap and drainer. There is a Stoves gas range cooker with extractor above and space for a fridge/freezer, washing machine and tumble drier. There is also a small cellar which is accessed from the kitchen. The owners have recently had plans drawn to create a cloakroom/W.C/shower room downstairs.

Upstairs off the landing are three good-sized bedrooms, all with fitted wardrobe cupboards and a family bathroom comprising a low level W.C, vanity wash hand basin, panel bath and a heated towel rail.

Outside, gated access leads to the rear garden which is laid mainly to shaped and manicured lawns with well stocked flower and shrub borders and beds, a shingled patio area with pergola over and a mature grapevine. Beyond is a vegetable, herb and fruit garden enclosed by neat box hedging, a large timber shed and all enjoys excellent levels of privacy and seclusion.

Location
Duxford is a picturesque village established around the churches of St Peter's and St John's, set in some of the finest South Cambridgeshire countryside. It has become an important and growing community with the advantage of an excellent range of local facilities. A primary school serves the area and a regular bus route runs to Saffron Walden and the University City of Cambridge.

In addition, the nearby village of Sawston includes a highly regarded village college, banks, two supermarkets and recreational facilities. Renowned for the Imperial War Museum, to which residents are eligible for free access, Duxford has become a desirable locality for the commuter with the M11 junction and Whittlesford Parkway railway station both just under a mile away. The latter offers a convenient and regular service to London Liverpool Street. Royston is a short drive away and has a fast rail service to London King's Cross.

Tenure
Freehold

Services
Mains services connected include gas, electricity, water and mains drainage. Solar panels

Statutory Authorities
South Cambridgeshire District Council
Council tax band-E

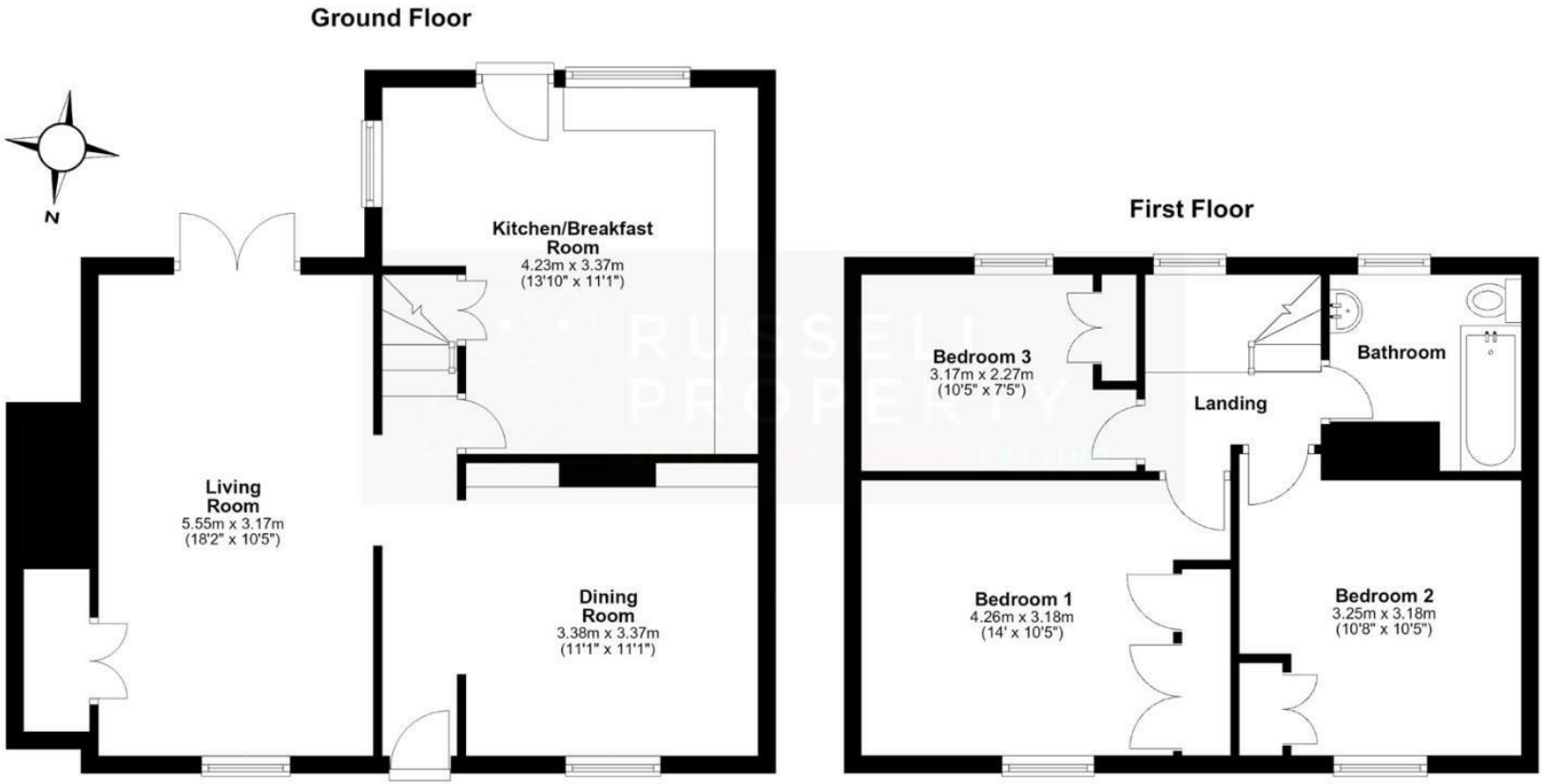
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

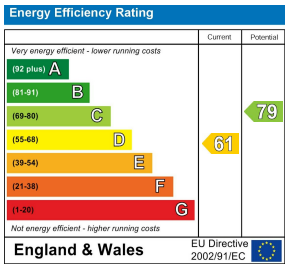








Approx. gross internal floor area 97 sqm (1050 sqft)



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.















