

GRAY TOYNBEE

Network House St Neots Road

Cambridge, CB23 8AY

Guide price £850,000

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- Beautifully appointed 2400 sq ft family home
- Non-estate position
- 10 year warranty







A brand new, detached, 2400sq. ft, 5-bedroom detached home, beautifully appointed throughout and with efficiency in mind and less than 10 minutes from Cambridge in a non-estate position.

One of just a pair of Carbon Net Zero homes, meticulously designed by NP Architects, an award winning RIBA Chartered Architects and finished to provide spacious, versatile space perfect for a large, busy family who are seeking energy-efficient living without compromise.







The ground floor includes a large living room with a dual aspect that incorporates bifold doors to the rear terrace and discreet oak pocket doors to the reception hall. The kitchen/family room is a fantastic space of about 400 sq. ft, with the two large bifolds to the rear. The kitchen area is finished as one would expect for a home of this quality, with extensive cabinetry, a walk in larder, composite stone worktops and a large island with waterfall ends. Appliances include an induction hob incorporating a down-draft extractor, fridge, freezer, wine cooler, two dishwashers, two ovens and a warming drawer. A ground-floor bedroom (5) suite includes an en-suite shower room and WC, perfect for a dependant relative, as a guest suite, or a work-from-home space. The accommodation flows seamlessly from the large



reception hall, which is large and welcoming. There is a well-appointed utility room with a door to the outside and a cloakroom with a WC.

The ground floor has hand-finished polished concrete flooring with underfloor heating, and the lighting throughout the house was designed and created by Lighting Solutions. Heating is via an air-source heat pump, and there are 5.3kW solar panels. The property has CCTV, an EV charger, and a 10-year warranty.

Upstairs, there are four double bedrooms, all accessed from a large landing which has built-in storage. The main bedroom incorporates an LED-lit headboard and media wall, which also serves to create a separate dressing area with wall-to-wall wardrobes.

There is, of course, a beautifully appointed en-suite shower room. Bedroom two also has fitted storage and an en-suite. All the bathrooms, including the family bathroom, are stylish and contemporary, fitted with white sanitaryware, twin head waterfall showers low profile trays, towel rails and underfloor heating.

The home is set well back from the road behind a large front garden, and the 120m long driveway is accessed from a shared private drive. There is ample parking at the front, and a detached garage with a biodiverse green roof. Side access leads to the long rear garden, which has been turfed and has extensive terracing adjoining the house. The garden is fully enclosed and enjoys a southerly orientation, both the front and rear gardens have been planted with biodiverse planting.

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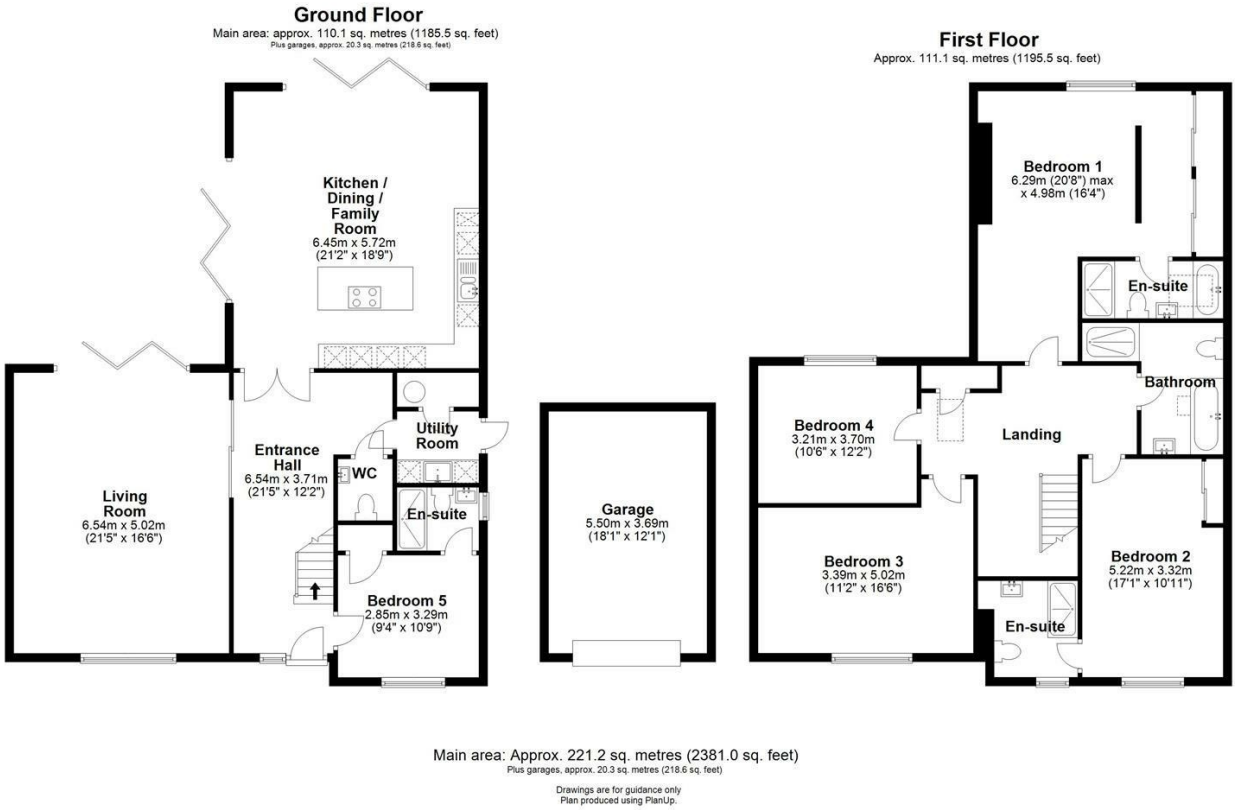
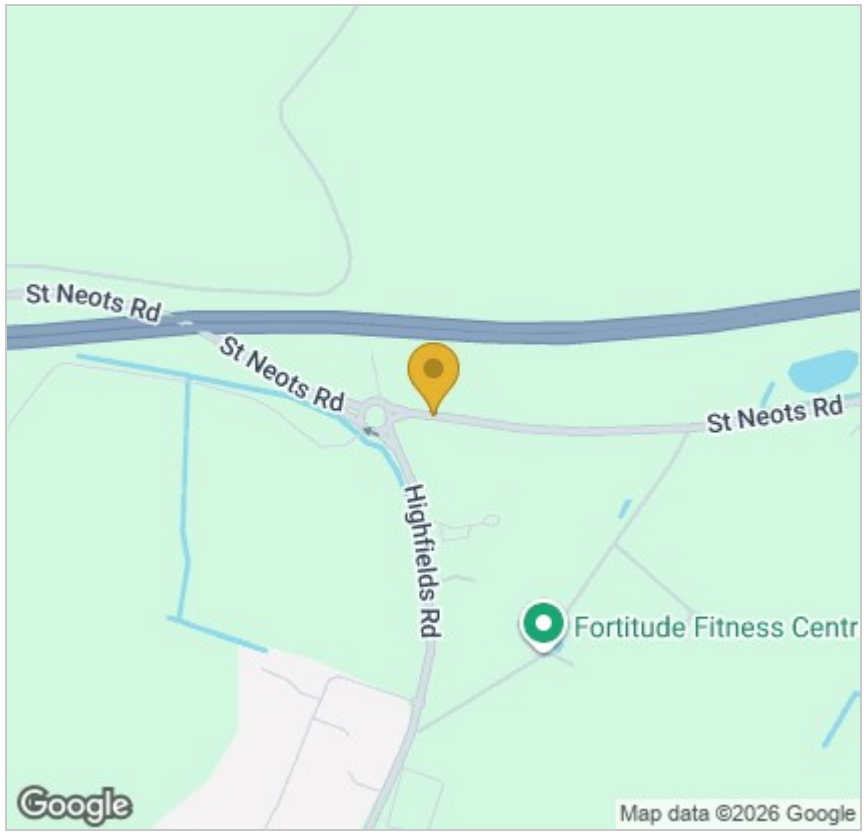
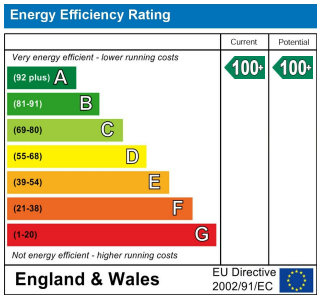


Main area: Approx. 221.2 sq. metres (2381.0 sq. feet)
Plus garages, approx. 20.3 sq. metres (218.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band:

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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