



24 High Street, Madingley,
Cambridge, CB23 8AB

Guide price £300,000

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- Fabulous location
- Garden and parking
- No chain

The most affordable way into one of Cambridge's prettiest villages.

- Two double bedrooms and a bright, extended open-plan living space
- Private enclosed rear garden and space for parking at the rear and on the road
- No onward chain
- Freehold, council tax band B, EPC D with a potential rating of C
- Village life four miles from Cambridge, minutes from the M11, A14 and A428

Homes on High Street rarely change hands, and almost never at this level. Madingley is a village of thatch, parkland and Grade I listed Madingley Hall, yet it sits four miles from the centre of Cambridge and a few minutes from the M11 and A14.

Number 24 has been extended and reworked into a single-floor, light-filled living space, with a partially glazed roof and glazed doors opening straight onto the garden. The kitchen is fitted with a breakfast bar and an integrated





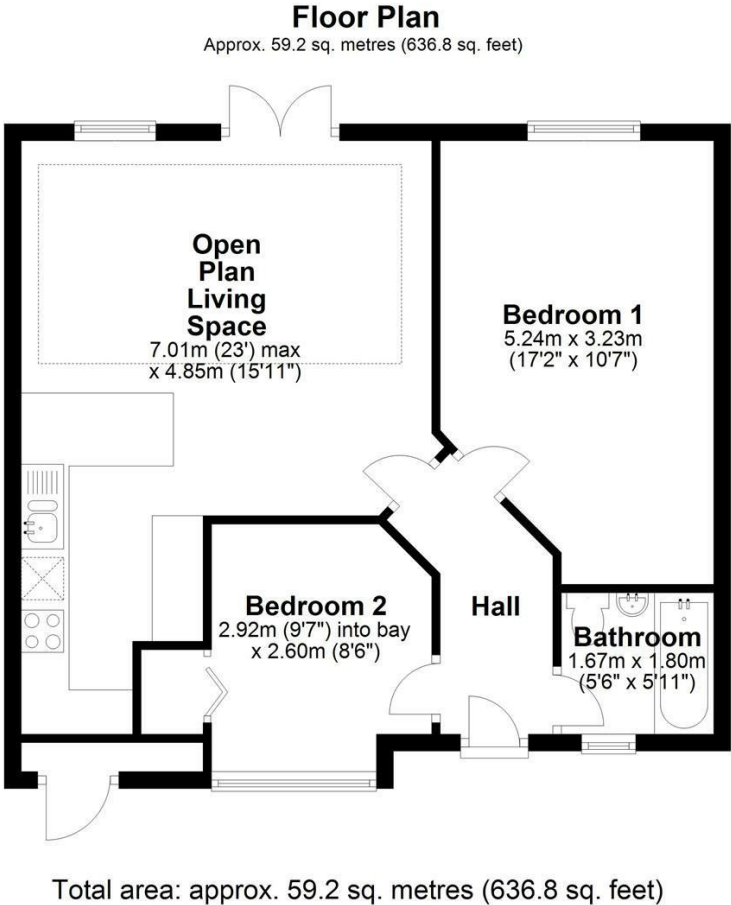
fridge-freezer, washing machine, and dishwasher. Two well-proportioned bedrooms, one with built-in storage and the other with space for a home-working set-up. A fully tiled bathroom completes a home designed for single-storey living with no stairs and no neighbours above.

The rear garden is fully enclosed and private, laid mainly to lawn with a paved terrace for summer evenings. Parking available to the rear.

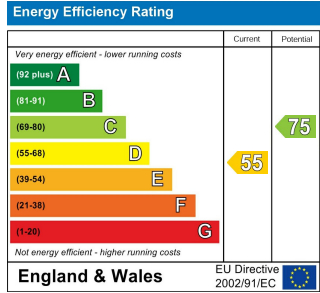
The village: The Three Horseshoes, a thatched gastropub with two AA rosettes, is a short stroll along the High Street. Madingley Hall and its Capability Brown parkland, the Cambridge American Cemetery, and miles of footpaths towards Coton and Dry Drayton are all on the doorstep, wonderful for relaxed walks.

Getting about: Madingley Road Park & Ride and the West Cambridge University site are a short drive; the M11, A14 and A428 are minutes away, putting the Science Park, Business Park and Addenbrookes within an easy commute. Secondary schooling falls to the well-regarded Comberton Village College catchment. Coton and Dry Drayton are also both listed as feeder primaries for Comberton.





Energy Efficiency Graph



Tenure: Freehold
Council tax band: B

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