



251 sqm / 2699 sqft

1295 sqm / 0.32 acre

Detached House

5 bed, 3 recep, 3.5 bath

Garage & driveway

Freehold

EPC - E / 54

Council tax band - G

ERMINE WAY

An impressive detached family home offering generous, well-planned accommodation ideally suited to modern family living. The property is well presented throughout, with bright, spacious rooms, a practical layout and attractive outlooks over its private gardens.



Guide Price
£895,000.00



An impressive detached home offering generous, well-planned accommodation extending to approximately 2,700 sq ft (excluding the garage) and is ideally suited to modern family living. The property is well presented throughout, with bright, spacious rooms, a practical layout and attractive outlooks over its private gardens.

The property is approached via a driveway providing off-road parking and access to a detached double garage. A covered front porch leads into a bright and spacious entrance hall provides a welcoming first impression and leads to the main reception spaces. The principal living room is a large, light-filled room with a feature brick fireplace and bay window, while the separate dining room links directly to a large sun room that enjoys views over the garden and access to the extensive back terrace.

The kitchen/breakfast room is a sociable space, designed with both everyday family living and entertaining in mind. It is fitted with an extensive range of cabinetry, including glazed display units and complemented by polished granite worktops and integrated appliances including a built-in oven with gas hob and extractor canopy, microwave, dishwasher and space for an American-style fridge/freezer. There is space for a full dining table, making this a true family kitchen.

The adjoining utility room continues the same cabinetry and worktop finishes, creating a cohesive look while offering practical separation from the main kitchen. It provides space and plumbing for laundry appliances, additional storage, and an external door giving convenient access outside – ideal for muddy shoes, pets or garden use.

At the front of the ground floor is a separate study, ideal for home working, together with additional storage and a cloakroom.

Upstairs, the landing leads to five bedrooms. The primary bedroom benefits from fitted storage and its own en-suite shower room. An additional double bedroom also features built in storage and its own en-suite shower room. The remaining bedrooms are all well proportioned and flexible in use, whether for family, guests or workspace. A family bathroom with bath and separate shower and additional storage complete the first floor.

To the rear is a large mature garden laid mainly to lawn with an extensive wrap around terrace with multiple seating and lounge areas. The garden is enclosed by established planting and trees, creating a pleasant and private outdoor setting.

Overall, this is a substantial and comfortable home offering excellent space, versatility and a layout well suited to both everyday living and entertaining.

Arrington is a small, attractive South Cambridgeshire village known for its peaceful setting and strong community feel. Surrounded by open countryside and farmland, it offers a quiet lifestyle while remaining well connected for commuters. The village lies about 9 miles south west of Cambridge and just a short drive from Royston with convenient access to major road links including the A10 and A505. The main train station at Royston offers a sub-40 minute train service to London Kings Cross.

Within the village there is a church, playground, garden centre / nursery, period pub / restaurant / hotel and just on the outskirts a handy petrol filling station with general store. A wider range of shopping, schooling and leisure facilities can be found in neighbouring towns and villages. The area is particularly popular with families and professionals seeking a countryside environment without sacrificing accessibility.

To the east the village adjoins the lovely parkland grounds of the National Trust owned estate of Wimpole Hall and Home Farm.

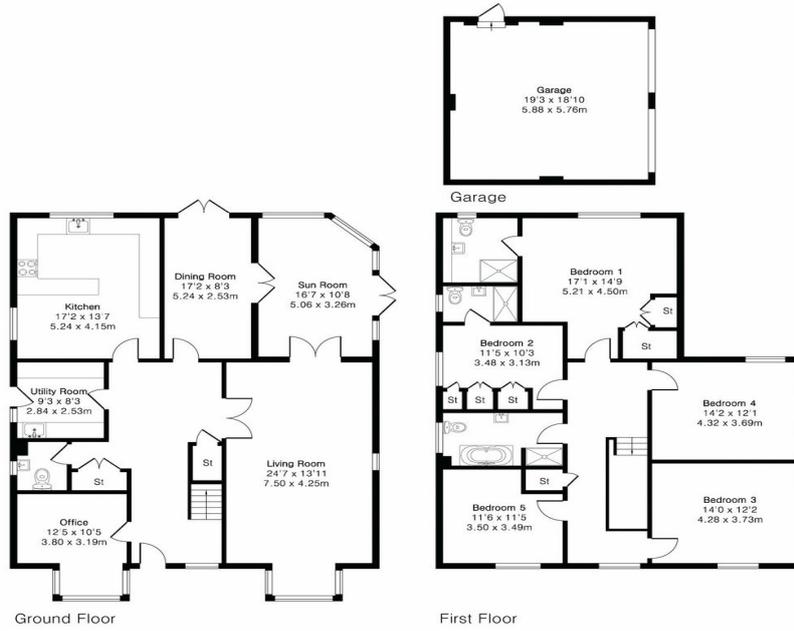


**Approximate Gross Internal Area 2699 sq ft - 251 sq m
(Excluding Garage)**

Ground Floor Area 1471 sq ft - 137 sq m

First Floor Area 1228 sq ft - 114 sq m

Garage Area 365 sq ft - 34 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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