



BROWN & CO

28 KNUTSFORD ROAD



-28 KNUTSFORD ROAD-

Bassingbourn | Royston | SG8 5HS

A most impressive, extended four bedroom semi-detached home occupying an enviable position, overlooking an attractive green area to the front with views across the local recreation ground to the rear.

Property Highlights

- Attractive position overlooking recreation ground - Well planned and extended accommodation - Gated driveway with ample off road parking - Generous wrap around garden - Central village location - Sought after south Cambridgeshire village

House

Ground Floor: Entrance Porch - Inner Hallway - Living Room - Conservatory - Kitchen Breakfast Room - Dining Room - Utility Room - Boot Room

First Floor: Landing - Principal Bedroom - En-suite shower room - Bedroom two - Bedroom three - Bedroom four - Family bathroom

Total: 1585 sq. ft. (147 sq. m)



DETAILED DESCRIPTION

A well planned and substantial four bedroom semi detached home, occupying an attractive central position within this highly sought after South Cambridgeshire village. The property benefits from ample gated driveway parking and wrap around landscaped gardens. The extended accommodation extends to approximately 1585 sq. ft., arranged over two floors, and is further complemented by a large storage shed and summer house.

LOCATION

Bassingbourn is a well established and highly regarded village in South Cambridgeshire, located approximately 10 miles south-west of Cambridge and around 3.5 miles north-west of Royston. The village enjoys an attractive semi rural setting, with convenient access to nearby market towns and the wider transport network. Transport connectivity is good. The A505 runs close to the village, providing routes to Cambridge and Royston, as well as onward access to the M11 and A1(M), facilitating convenient regional and national travel. Mainline rail services are available at nearby Royston railway station, offering regular direct services to London King's Cross and Cambridge. The village itself offers a range of local amenities, including a village shop, public houses, cafés, a doctors' surgery, and a post office, together with recreational facilities such as a village hall, recreation grounds, and sports clubs. More extensive shopping, leisure, and cultural amenities are readily accessible in Royston and Cambridge.

Bassingbourn is surrounded by open countryside, with a network of footpaths and bridleways providing access to the surrounding Cambridgeshire landscape. These open spaces offer excellent opportunities for walking, cycling, and outdoor recreation. Educational provisions include Bassingbourn Primary School and secondary education is available at Bassingbourn Village College with additional nearby schools in Melbourn and Royston. In addition, a wide selection of highly respected independent schools is accessible within Cambridge and the surrounding area, including The Perse School, St Faith's, and The Leys.





ACCOMMODATION
GROUND FLOOR

ENTRANCE PORCH

With entrance door, window to the front and side aspect, tiled floor, door to

INNER HALLWAY

With stairs to the first floor, under stairs storage cupboard, door to living room, opening to kitchen breakfast room

LIVING ROOM

With wood effect flooring, opening to conservatory

CONSERVATORY

With windows to the side and rear aspect, tiled flooring, French doors to the garden

KITCHEN BREAKFAST ROOM

With window to the front aspect, white gloss kitchen with range of matching eye and base level units, worktop with inset double butler sink and telescopic chrome mixer tap over, inset four ring induction hob with extractor hood over, integrated appliances include dishwasher, under counter fridge, chest level double oven, microwave and space for American style fridge freezer, tiled floor, part tiled walls, French doors opening to the garden, open to

DINING ROOM

With sliding patio doors opening to the garden, door to utility room

UTILITY ROOM

With window to the front aspect, range of base units with counter over and inset sink with chrome mixer tap over, tower unit, tiled floor, door to boot room

BOOT ROOM

With door to the front, window to the side and rear aspect, tiled floor



FIRST FLOOR

LANDING

With window to the front aspect, loft access via hatch, integral double cupboard, doors to

PRINCIPAL BEDROOM

With window to the rear aspect, door to

EN-SUITE SHOWER ROOM

With window to the front aspect, contemporary suite comprising: low level wc with hidden cistern, wall mounted wash basin with chrome mixer tap and glass and chrome corner shower, tiled floor, tiled walls, heated towel rail

BEDROOM TWO

With window to the rear aspect

BEDROOM THREE

With window to the rear aspect, wood effect flooring

BEDROOM FOUR

With window to the front aspect

FAMILY BATHROOM

With window to the front aspect, contemporary suite comprising: low level wc with hidden cistern, panelled bath with shower over and vanity unit with inset sink and chrome mixer tap over, part tiled walls, tiled floor, chrome heated towel rail

OUTSIDE

A gated entrance from Knutsford Road provides access to a generous block paved parking area, attractively framed by mature hedgerow borders and decorative flower beds, leading to the main entrance of the property.

The fully enclosed, wrap around rear garden enjoys a south westerly aspect and offers views over the adjoining recreation ground. The garden features a large paved patio seating area, a well maintained lawn with established planted beds, and a mature tree. Additional benefits include a large storage shed, summer house, external lighting and power, an outside tap, and gated side access.



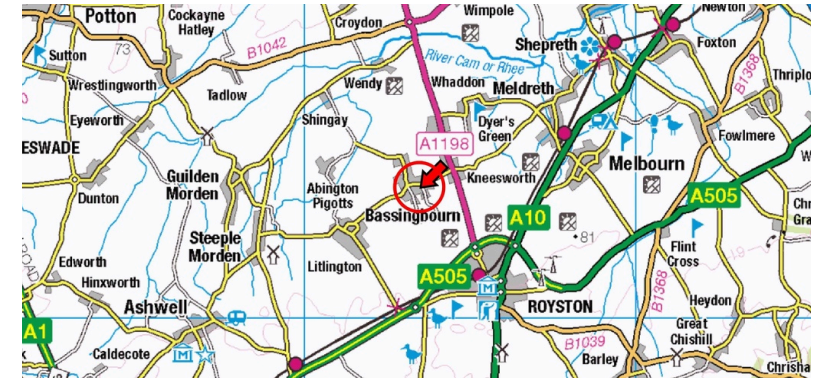
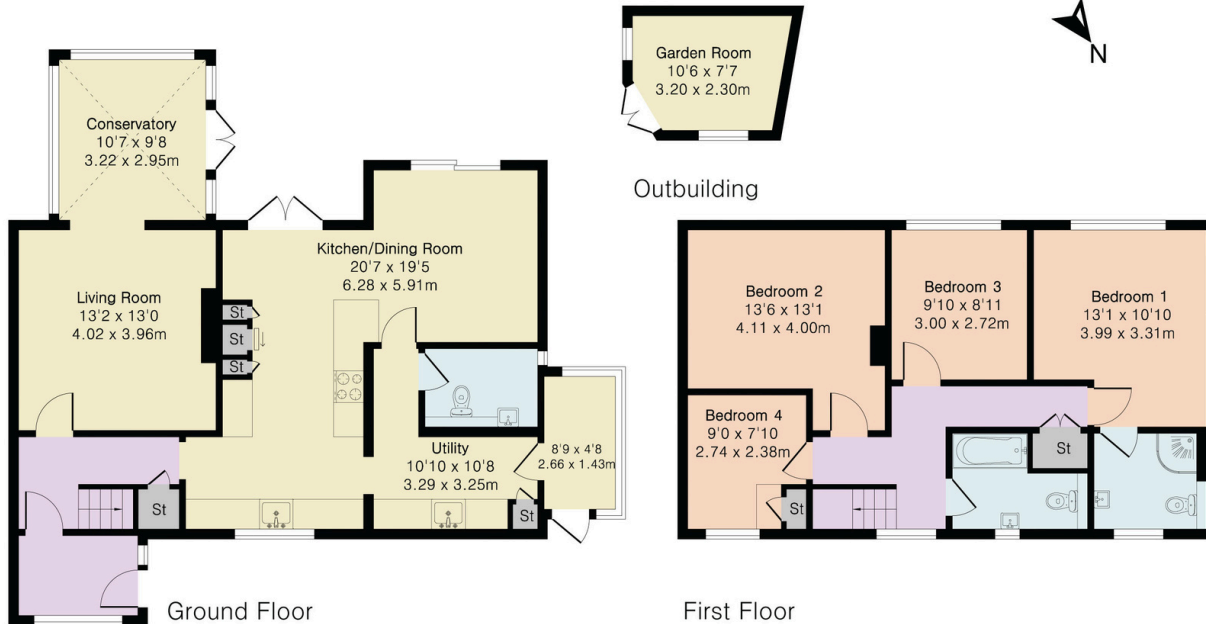


**Approximate Gross Internal Area 1585 sq ft - 147 sq m
(Excluding Outbuilding)**

Ground Floor Area 913 sq ft – 85 sq m

First Floor Area 672 sq ft – 62 sq m

Outbuilding Area 71 sq ft – 7 sq m



Tenure: Freehold

Services: Oil fired central heating, mains electricity & drainage

Council Tax Band: C

EPC: In Progress

Important Information Regarding the Property Title: Prospective purchasers are advised that the property may be subject to restrictions, easements, rights of way, or the presence of third-party services crossing the land. Full legal information, including any such matters, can be found within the official title register. The property is registered under Title Number: CB154230. A copy of the title register and title plan can be obtained from HM Land Registry or via your legal representative.

Buyers should satisfy themselves as to the nature of any such matters before entering into any contractual commitment.

Viewing: Strictly by prior appointment through the selling agents Brown&Co.

Agents Note: A Material Information Pack has been created to be read in conjunction with the particulars and can be made available upon request.

Contact:
Harry Simmonds
Divisional Partner, Residential Sales Manager

Office: 01223 659 050
Mobile: 07353 15516
Email: harry.simmonds@brown-co.com

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated



INTERNATIONAL
AG ALLIANCE

BROWN & CO

Property and Business Consultants