



3 New Farm Road, Newton, Cambridge, CB22 7PN

Guide Price £850,000 Freehold



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**A STUNNING DETACHED FAMILY HOME, SET IN AN ENVIABLE POSITION
ENJOYING COUNTRYSIDE VIEWS, WITHIN A GENEROUS AND MATURE GARDEN IN
THIS SOUGHT-AFTER SOUTH CAMBRIDGESHIRE VILLAGE.**

- 5 bedroom detached house
- Dining room and study
- Luxury bathroom suites
- Oil fired central heating
- EPC - D/59
- Large living room open to newly refitted conservatory
- Wonderful garden with uninterrupted countryside views
- 2042 sq ft (189.8 sq mtrs)
- Off-road parking and double garage
- Council tax band-G

The property occupies an enviable position off a private road just beyond the village green and enjoys wonderful uninterrupted countryside views to the rear, with ample off-road parking to the front and a double garage to the side. The current owners have carefully maintained the property over the years and have most recently carried out refurbishment works to the conservatory, resulting in new triple tinted glazing throughout. Bathrooms have also been updated to contemporary suites. All-in-all, a welcoming family home offering light and bright, spacious accommodation throughout, nicely situated in this desirable village.

The accommodation comprises a spacious entrance hall with recently refitted wc and utility just off, and ample space for hanging coats and storing shoes. Double glazed doors lead through to an inner hallway which the accommodation is accessed from. There is a large living room, particularly worthy of note, with feature triangular bay window extending outwards to the garden providing focused views of the countryside beyond. Open to the living room is a fabulous conservatory, recently refitted to a high specification, and offering in a unique setting in which to enjoy the garden and wonderful views. Off the hallway, looking over the garden, is also a study and a separate dining room with patio doors opening out to the garden patio. To the front of the property and overlooking the kitchen garden, is a kitchen breakfast room featuring a range of contemporary cabinetry, double oven, and induction hob. A door leads out to a productive kitchen garden where there is an established extensive range of planted vegetables and fruits; all with a very private aspect.

From the inner hallway, stairs rise to first floor accommodation to a spacious landing, off of which are five generous bedrooms. The principal bedroom is most spacious and benefits from dual aspect including the same feature triangular bay window as the living room, allowing the light to flood in. Two fitted double wardrobes provide plenty of storage, and there is a large well-appointed ensuite comprising walk-in shower, a low level WC, vanity wash hand basin. There are four further bedrooms, with two benefitting from fitted wardrobes. The family bathroom is also worthy of note, recently refitted in a contemporary style featuring a large bath, fitted vanity units and drawers, a low level WC, hand basin, and a generous walk-in shower.

Outside, the front garden is very private and is designed as a kitchen garden featuring extensive established vegetables and fruits, which are high-yielding. There is a patio and a shingled pathway leading round to the rear garden. Laid mainly to lawn with well stocked flower and shrub borders and various fruit trees, the garden is south-easterly facing and is a huge asset to the property, bordering open countryside and offering splendid views. To the front side of the property there is a double garage and behind this the oil tank is situated, and to the front, a gravel driveway provides off-road parking for several cars.

Location

Newton is a popular village located south of Cambridge. The village has the well known and highly regarded Queen's Head public house with local shopping in Harston and Fowlmere and a Waitrose at Trumpington. Days Bakery Farm Shop is now open in Newton and incorporates a bakery, delicatessen and foodhall.

Primary schooling at Harston and Newton Primary School with secondary schooling at Melbourn Village College and Sawston Village College. There are excellent commuter links with the A10 and M11 both close by.

Tenure

Freehold

Services

Mains services connected include: electricity, water and mains drainage. Oil fired central heating.

Statutory Authorities

South Cambridgeshire District Council.

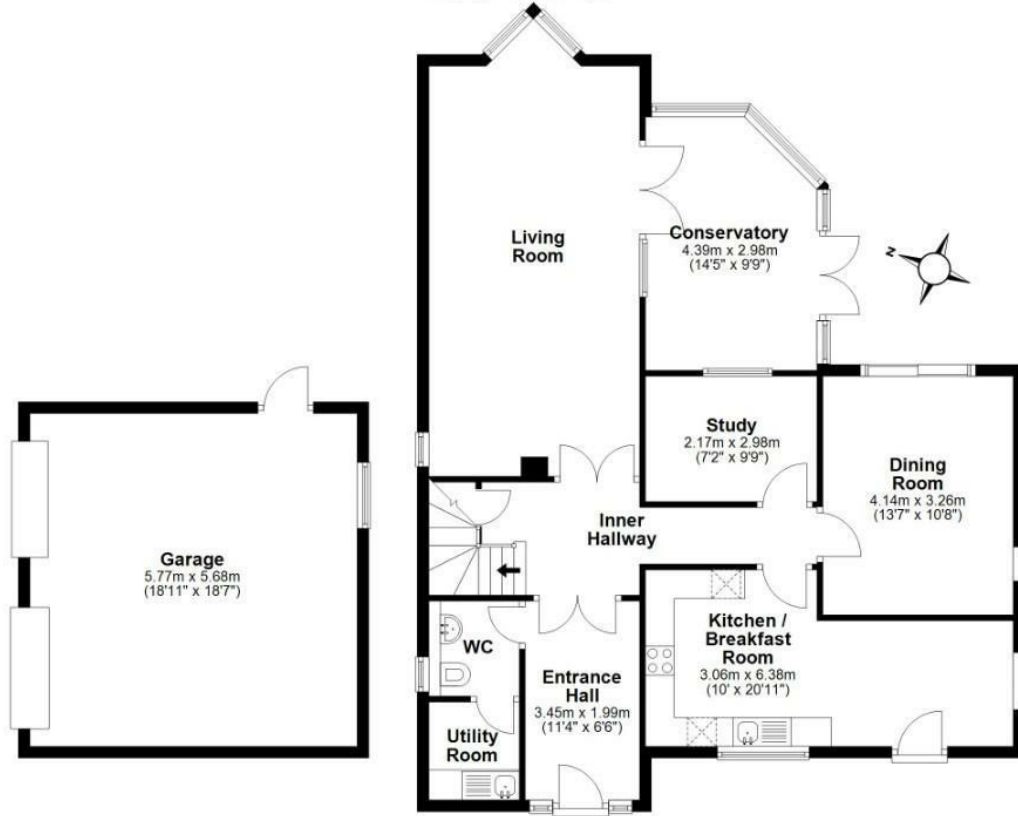
Council Tax Band -G





Ground Floor

Main area: approx. 101.6 sq. metres (1093.7 sq. feet)
Plus garages: approx. 32.8 sq. metres (352.5 sq. feet)

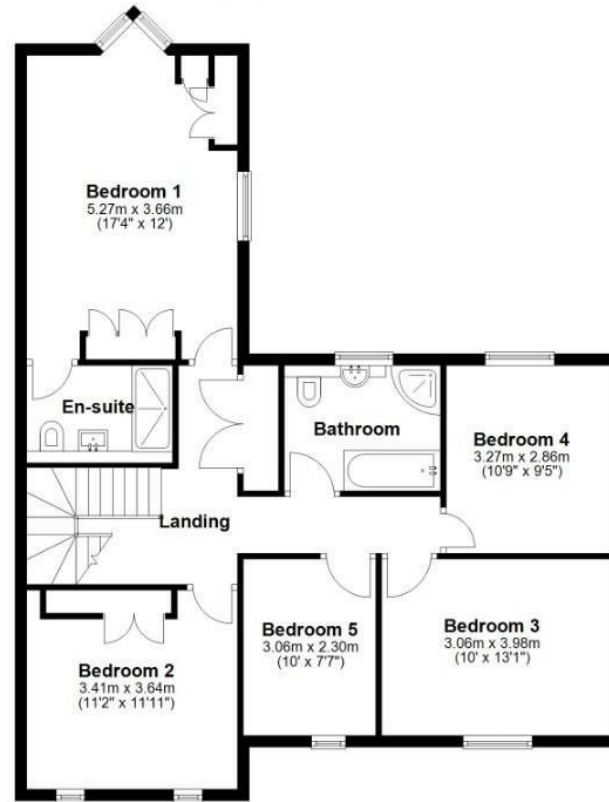


Main area: Approx. 189.8 sq. metres (2042.5 sq. feet)
Plus garages: approx. 32.8 sq. metres (352.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

First Floor

Approx. 88.1 sq. metres (948.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.



