



2 Knights Orchard, Whittlesford, Cambridge, CB22 4AG
Guide Price £700,000 Freehold



rah.co.uk
01223 800860

A MODERN DETACHED FAMILY HOME, EXTENDED AND MUCH IMPROVED WITH AMPLE PARKING, DOUBLE GARAGE, WALLED GARDEN AND LOCATED IN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 4 bedroom, 3.5 bathroom detached house
- Well equipped kitchen/dining room
- 1131.6 sqft/121.8 sqm
- Built in 2010
- 0.07 acre plot
- Gas fired central heating to radiators
- Double garage
- EPC-C / 79
- Council tax band-E
- Chain free

The property was constructed in 2010 by Bellway Homes, a prestigious award-winning developer and the property enjoys a quiet position within this cul-de-sac just a short walk from the main line train station and the village primary school. The current owners have greatly improved the home, in particular the roof has been converted producing a large bedroom with a luxury en suite shower room and more recently the installation of air-conditioning in three of the four bedrooms. The property boasts beautifully presented accommodation arranged over three floors, together with ample parking and a detached garage with EV charger.

The accommodation comprises a welcoming reception hall with stairs rising to first floor accommodation, Karndean flooring and a cloakroom/WC just off. There is a generous bay-windowed sitting room and a spacious kitchen/dining room. The kitchen is fitted with solid oak cabinetry, ample fitted working surfaces with inset one and a half sink unit with mixer tap and drainer, five ring gas hob, double oven, extractor, integrated dishwasher plus space for an American style fridge/freezer and washing machine.

On the first floor, stairs rise to second floor accommodation, there are three bedrooms, an en suite shower room to bedroom two and a family bathroom plus there is air conditioning in two of the three bedrooms. Bedroom three has a fold-down bed. The entire second floor incorporates the master suite with fitted mirror-fronted wardrobe cupboards, air conditioning and a luxury en suite shower room, low level WC, vanity wash hand basin with storage cupboards below, generous tiled shower cubicle, attractive wall and floor tiles and heated towel rail.

Outside, a block paved driveway provides parking for several vehicles and leads to the detached double garage with two electric up and over doors, power and light connected and an EV charger. Gated access leads to the low maintenance rear garden which is enclosed by walling and enjoys good levels of privacy, laid to artificial turf, a generous paved patio, ideal for alfresco dining, flower and shrub borders and all enjoys good levels of seclusion.

Location

Whittlesford is a charming riverside village noted for its quality homes lying 7 miles south of Cambridge and 8 or so miles north of Saffron Walden. The village has become a focal point of South Cambridgeshire in recent years with its fast commuter rail service bringing London Liverpool Street within the hour. Whittlesford is a stones throw from the Duxford Imperial War museum. The village is served by a shop/post office and three public houses, the Tickell Arms, The Bees in the Wall and the Red Lion Hotel. The village has a genuinely thriving community for the young and old. There is a nursery and excellent primary school, active local Scout and Guide groups, gardening and music clubs and lots of village events including a summer ball. There is also an active social atmosphere centred around the Whittlesford Social Club and "The Lawn" which is the village's recreation ground where there are also tennis courts. Communications are excellent with easy access to the A505 and Junction 10 of the M11 is within 2 miles.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band-E

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

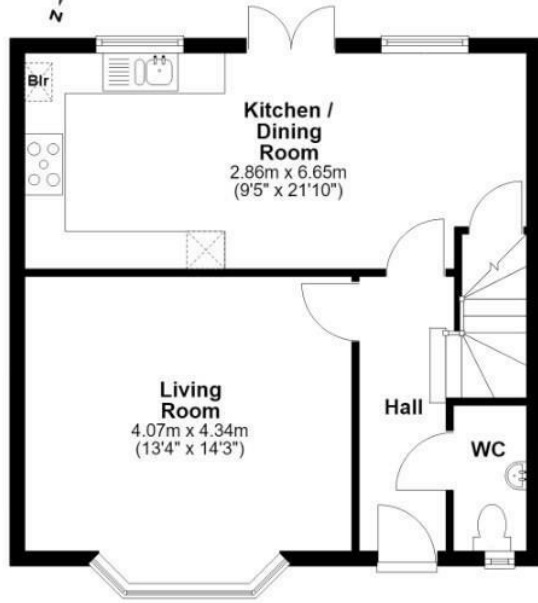
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

Agents Note

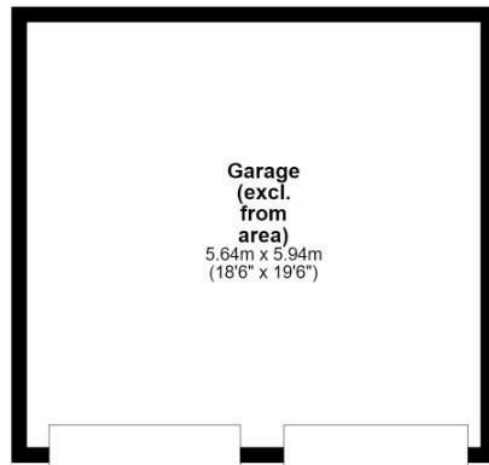
Managed/shared areas - Green areas around Knights Orchard, including play area
Approx £350 per annum



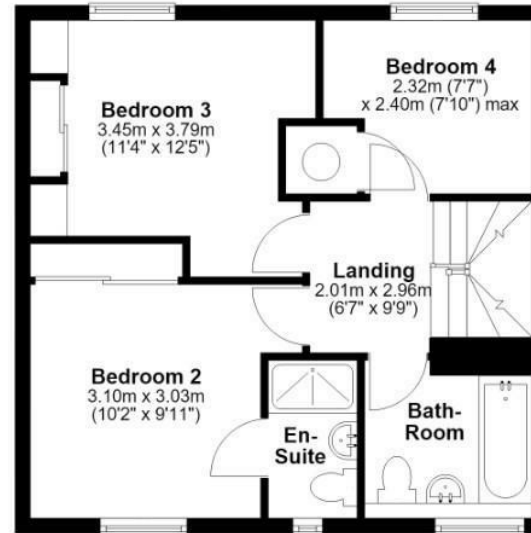
Ground Floor
Approx. 44.3 sq. metres (476.5 sq. feet)



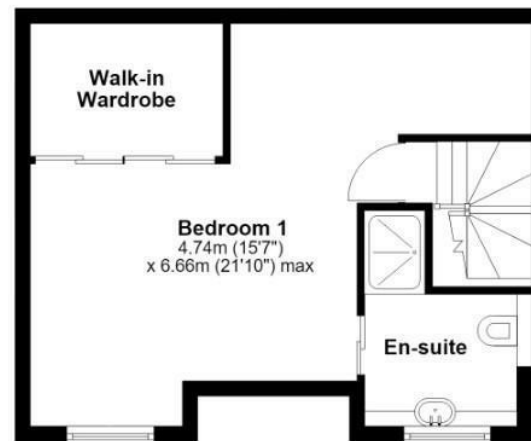
Outbuilding
Approx. 0.0 sq. metres (0.0 sq. feet)
(excluding Garage (excl. from area))



First Floor
Approx. 43.1 sq. metres (464.1 sq. feet)



Second Floor
Approx. 34.5 sq. metres (371.0 sq. feet)



Total area: approx. 121.8 sq. metres (1311.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(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.

