



Rowan, The Green
CB21 5NT



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Rowan

The Green | Weston Green | CB21 5NT

Offers Over £450,000

- Detached 3-bedroom home with flexible living space
- Dual-aspect lounge, dining room, kitchen/breakfast room, utility, and WC
- Principal en-suite, two double bedrooms, family bathroom
- Gated gravel driveway and detached single garage
- Enclosed paved patio terrace with raised sleeper beds
- Glass Conservatory with garden views

The Property

This attractive three-bedroom detached family home offers versatile living space throughout, featuring a dual-aspect sitting room, conservatory, and kitchen/breakfast room, complemented by a spacious landing, principal en-suite, and a family bathroom. Set behind a wooden five-bar gate with a gravel driveway and detached garage, the property is complete with a beautifully landscaped, low-maintenance paved rear garden with raised planter beds and a dedicated kitchen garden.

The Setting

Nestled along The Green in the picturesque hamlet of Weston Green within the rural civil parish of Weston Colville, Rowan sits in a highly sought-after setting defined by rolling open countryside, peaceful lanes, and a strong sense of village community. The immediate area offers an enviable balance of tranquility and accessibility; local amenities, including a village hall, recreation ground, and scenic footpaths crisscrossing surrounding farmland are practically on the doorstep, while neighboring hubs such as Linton and Balsham provide convenience stores, traditional pubs, medical centers, and top-tier secondary education at Linton Village College. Located roughly 13 miles southeast of central Cambridge and just 7 miles from Newmarket, the property benefits from straightforward regional transport links via the nearby A11, A14, and M11 corridors, as well as direct rail services into Cambridge and London via Dullingham or Whittlesford Parkway stations, making it an appealing retreat for commuters and families seeking a relaxed rural lifestyle without sacrificing connectivity.

The Accommodation

The ground floor accommodation is entered via a welcoming central hall with stairs rising to the first floor and access to a cloakroom. To the left lies a generous dual-aspect sitting room extending over 21 ft, featuring a character brick fireplace and hearth and glazed French doors opening into a sunlit conservatory with a glass roof providing lovely views and access to the garden. To the right of the hallway, a dedicated dining room offers an ideal space for formal





entertaining or family meals. Beyond the dining room sits the kitchen/breakfast room, fitted with classic cream shaker-style cabinetry, contrasting dark granite-effect worktops, a peninsula breakfast bar, and a striking rich-red range cooker set against dark tiled flooring. Completing the ground floor living space is a practical utility room conveniently positioned off the kitchen with direct access to the rear garden.

The first-floor landing, notably light and spacious, leads to three well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from an en-suite shower room and built-in storage, while two additional double bedrooms offer versatile accommodation suitable for family, guests, or a home office. Completing the upper floor is a family bathroom, stylishly finished with blue tile accents and a paneled bath with an overhead shower attachment.

Outside

Approached via a wooden five-bar gate, the property opens onto a spacious gravel driveway providing ample off-street parking alongside a detached single garage, framed by a neat picket fence, lawn area, and mature shrub borders enjoying pleasant views across to nearby greenery. Gated side access leads around to the low-maintenance, fully enclosed rear garden, which features an extensive paved patio terrace ideal for alfresco dining and entertaining. Raised timber sleeper beds filled with vibrant perennial planting, climbing greenery, and agapanthus line the perimeter, while a dedicated kitchen garden area with vegetable beds and climbing canes sits alongside a useful garden shed.

Services

Mains electric, water and drainage are connected. Air Source Heat Pump. Superfast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Detached

Property Construction – Brick with Tiled Roof

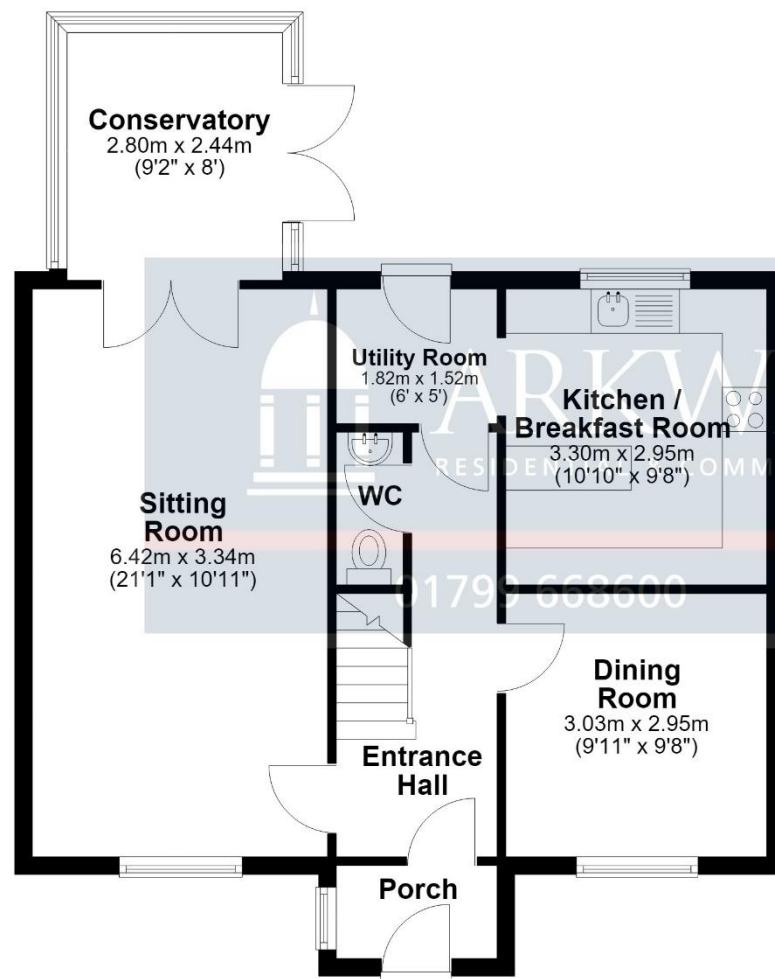
Local Authority – South Cambridgeshire District Council

Council Tax – E



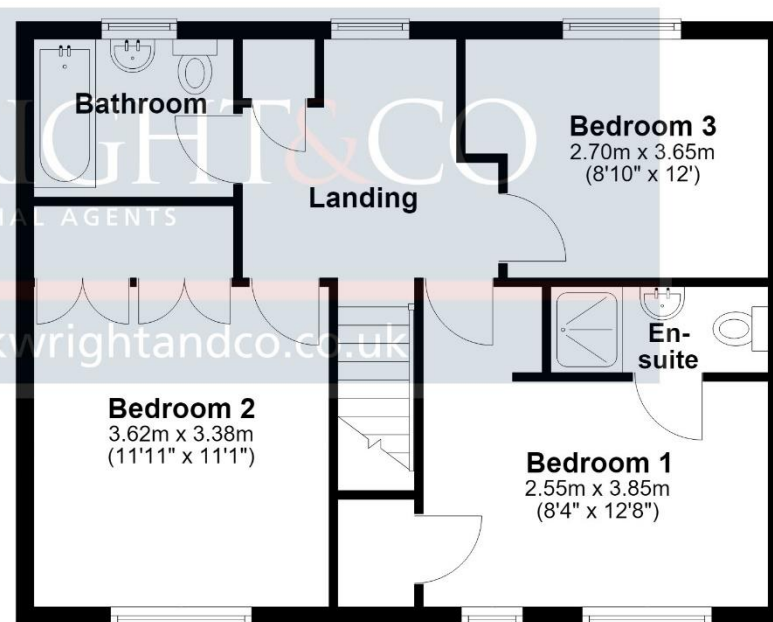
Ground Floor

Approx. 62.5 sq. metres (673.3 sq. feet)



First Floor

Approx. 53.6 sq. metres (577.5 sq. feet)



Total area: approx. 116.2 sq. metres (1250.7 sq. feet)

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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