



HIGH STREET, LANDBEACH, CAMBRIDGE, CB25 9FR

- Cambridge City Centre – approx. 4.5 miles
- Waterbeach Railway Station – approx. 1.5 miles
- Cambridge North Railway Station – approx. 3.5 miles
- Cambridge Station – approx. 6 miles
- A14 – approx. 2.5 miles

Delightful village location • Superb plot backing onto paddocks • 2 Reception rooms (or potential fourth bedroom) • 3/4 Bedrooms • 1 Bathroom • Cloakroom • Secluded, lawned garden • Ample parking & double garage • EPC rating D

DESCRIPTION

67 High Street is a detached single storey home offering immaculate and bright accommodation extending to around 1229sqft.

Since purchasing the property, the current owners have carried out an extensive programme of updating and renovation to create a very special and appealing home, ideal for young families or those looking to downsize into something more manageable. The layout is well thought-out with the bedrooms at one end of the house, serviced by a modern bathroom and en-suite to the principal bedroom, with a hallway leading through to a lovely reception room with ample space for sitting and dining, with a focal woodburner and access to the garden. There is a fully fitted, attractive, modern kitchen, also with door to the garden and a study/playroom/potential fourth bedroom.

LOVELY, MODERN VILLAGE HOME WITH BEAUTIFULLY PRESENTED AND BRIGHT ACCOMMODATION OCCUPYING A WONDERFUL PLOT IN CONVENIENT LOCATION.



OUTSIDE

The property is set nicely back from the road, pleasantly screened by mature hedging with a gravelled driveway providing extensive parking for a number of cars and giving access to the double garage. The house occupies an exceptional plot with beautifully maintained gardens backing onto paddocks. Mainly laid to lawn with a number of fruit trees and fully enclosed by hedging, they provide the perfect place for children and pets etc. With superb levels of privacy, the garden offers wonderful al fresco dining and entertaining space with wonderful outlooks.

LOCATION

The highly regarded village of Landbeach is located just north of the outskirts of the city with excellent access to the Science and Business Parks, Waterbeach railway station, the new Cambridge north railway station and the city centre. It is very convenient for those requiring commuter links to London and Cambridge and is also well positioned for access to the region's major road networks via the A14. The village also operates a regular bus service (bi-hourly) which is an extension of the Milton Park and Ride/City centre route. For those requiring schooling there is excellent provision, both primary and secondary, in nearby Waterbeach, along with Milton and Cottenham. In the village itself is very active social club in the village hall and the neighbouring village of Waterbeach (1 mile) offers further more varied local amenities, including mainline railway station, a convenience stores, post office, pharmacy, public houses, fish and chip shop and a bakery and there is also a Tesco superstore in Milton.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All main services are connected. Gas fired central heating.

Local Authority: South Cambridgeshire District Council

Viewings: Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330

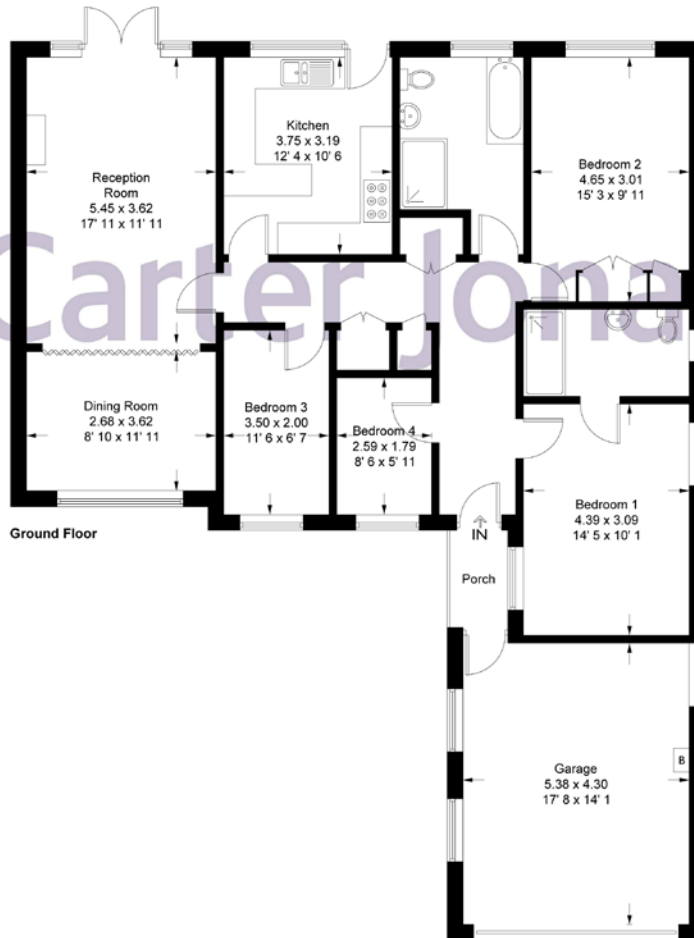


High Street, Landbeach

Approximate Gross Internal Area = 1229 sq ft / 114.2 sq m

Garage = 249 sq ft / 23.1 sq m

Total = 1478 sq ft / 137.3 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Cambridge South 01223 403330

cambridgesales@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk

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