



CAMPION HOUSE

11 NORTH ROAD, WHITTLESFORD, CB22 4NZ





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A 3,039 sqft detached modern house set in approximately 1.25 acres (sts) in this popular commutable village south of Cambridge

Accommodation

Entrance hall, cloaks w.c. Sitting room, dining room, family room, billiard room, study, kitchen/ breakfast room, utility room, Ground floor master bedroom with ensuite shower room and dressing room, Bedroom 6

First floor Guest bedroom 2 with ensuite shower, 3 further bedrooms family bathroom

Attractive mature gardens

Outdoor heated swimming pool

Double garage and carport



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Your attention is drawn to the Important Notice on the last page of the text



SITUATION

Whittlesford has a number of good facilities including a village shop and post office, deli, new restaurant, the renowned Tickell Arms, a Public House, a large central recreation ground with cricket pitch and tennis courts, and a mainline railway station, Whittlesford Parkway, with trains to London Liverpool Street taking from 60 minutes.

The high tech university city of Cambridge is approximately 7 miles to the north with its extensive range of cultural, recreational and shopping facilities including the Grand Arcade shopping centre in the historic core. There is excellent schooling for all age groups in the area with a Church of England Primary school in the village, secondary schooling at Sawston Village College and renowned independent schools in Cambridge including St John's & King's College Schools and St Faiths prep schools, together with The Perse and The Leys senior schools.

For the commuter, there is ready access from the village onto the M11 Junction 10 (2 miles) via the A505 (1 mile to the south) and this in turn leads north to the A14, A1, M1 and M6 and south to the M25 and London. Stansted International Airport is found some 3 miles beyond Junction 8 of the M11 (18.5 miles from the property) providing domestic and international air services and a mainline express rail link into London Liverpool Street.

DESCRIPTION

Campion House is a large detached house of Cambridgeshire brick under a mainly clay tiled roof. Situated in an attractive mature garden close to the centre of the village the house was refurbished and extended by the current owners and provides appealing space highly suited to occupation by a large family. The main sitting room has an open fireplace a deep bay to the side with window seat and sliding patio doors leading out to the garden and adjacent outdoor swimming pool. There is a separate dining room, family room and study and a characterful wood floored "billiard room" with dado height panelling. The kitchen/ breakfast room was added as part of the the main alterations carried out in 1996/1997 and is a square room with vaulted ceiling and wide sliding doors leading out on to a covered verandah. Featuring a range of Maple fitted kitchen units with formica work surfaces over and integrated appliances. There is also separate utility room which provides internal access to the integral double garage.

The remainder of the accommodation accessed via the woodblock floored entrance hall leads to two bedrooms, one currently the master is dual aspect with a refitted en suite shower and separate dressing room, the second bedroom with built in wardrobes is alongside. At first floor level there are four bedrooms, one with an en suite shower, a large family bathroom and a walk in store cupboard.





OUTSIDE

A private shingled drive way leads up to a pair of automatic remotely controlled entrance gates and the drive continues between two tall topiary Yews and leads to a large shingled parking area and, to the left, the integral double garage and the double carport. The gardens are mainly situated to the south and east of the house and include numerous mature trees and shrubs and a large level lawn on the eastern side. The heated outdoor swimming pool has a paved surround and beyond this is further lawn. The outlook beyond the boundaries is mainly wooded and secluded.

ADDITIONAL INFORMATION

The owners of Campion House have divided its original site and constructed for themselves a brand new architect designed house reached via a separate access from "Maynards". The privacy currently enjoyed by Campion House has not been compromised by the development. Please note that the site plan is approximate and not measured.

LOCAL AUTHORITY

South Cambridgeshire District Council
Council Tax: Band G. Amount payable 2019/2020 £3,044.51

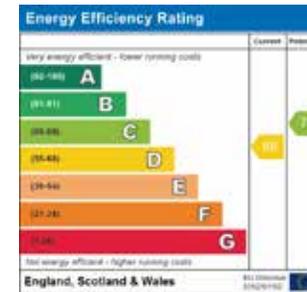
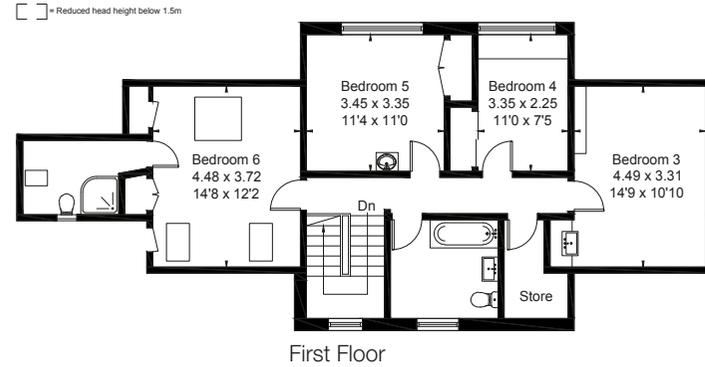
DIRECTIONS

From J10 of the M11 take the A505 east towards Sawston and take the first left hand turning. Continue towards the West End of Whittlesford and upon entering the village turn right and continue through the village up to the T junction. Turn left onto North Road and the entrance to Campion House 11 North End is on the left hand side about 200 m beyond the Tickell Arms restaurant.



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Approximate Gross Internal Area:
 310.2 sq m / 3339 sq ft (Excluding Car Port)
 Garage = 41.3 sq m / 444 sq ft



IMPORTANT NOTICE:

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