



Character village house with large garden

24 Station Road, Waterbeach, Cambridge CB25 9HT

Freehold





Character property • Separate guest bedroom/office with en suite • Flexible accommodation • Mature garden • Convenient location

Local information

• Situated on the fringes of the famous Fens, Waterbeach is perfectly placed to enjoy both rural living and nearby city bustle of Cambridge. Located near ample natural attractions such as 'The Haling Way', a riverside walk that leads to Cow Hollow Wood, a 165-acre wood, it makes a fantastic spot to enjoy some countryside living.

• Cambridge is within easy reach by car and public transport being just approximately 9 miles to the centre of the city. With an abundance of amenities and facilities this ever-growing university city attracts visitors and students from all over the world. An array of restaurants, bars, coffee shops, independent boutiques, high street stores, museums, galleries and, of course, a wealth of history are all on offer making Haddon Park a desirable place to settle.

• Available more locally in the village of Waterbeach are independent shops, local produce, pubs, takeaways and a cafe. Furthermore, the village has its own primary school, playgroups, library, churches and community groups.

• Waterbeach railway station lies on the Fen Line linking Cambridge and Norfolk, and the A10 is within reach. In addition, a regular bus service links the development to nearby towns.

About this property

24 Station Road is a characterful village house in a convenient position close to the Church in the centre of this well connected village just north of Cambridge.

Originally a traditional Cambridge brick cottage 24 Station Road was extensively modified with architect designed additions which have transformed the property into a good size family house with characterful accommodation laid out over two floors and extending to approximately 2,292 sq ft.

Of particular note is the large main sitting/ dining room which has an open fireplace with wood burning stove and sliding doors leading out to the paved courtyard behind the house.

At first floor level the main bedroom, which sits over the archway on the ground floor, has a vaulted ceiling and aspects to front and rear and a Juliet balcony with French Doors overlooking the garden. A shower room sits next to the main bedroom and could be made en suite with the addition of a door to the landing and there is a family bathroom in addition. Above the detached double garage accessed via a spiral staircase is a further bedroom with en suite shower which could also function as an office. The property is offered for sale with vacant possession.

A five bar gate provides access



under a wide archway with storage cupboards to either side into a shingled parking area in front of which is the double garage with metal up and over door. To the side is a large raised paved terrace with planting surrounding and steps lead down into the extensive gardens which are laid mainly to lawn with many mature trees and shrubs and a circular topiary box hedge feature with shingled seating area in the centre. Beyond the first part of the garden is a more open area of level lawn with a small orchard in one corner featuring several apple trees.

In all about 0.38 of an acre.

Tenure

Freehold

Local Authority

South Cambridgeshire District Council

Viewing

Strictly by appointment with Savills







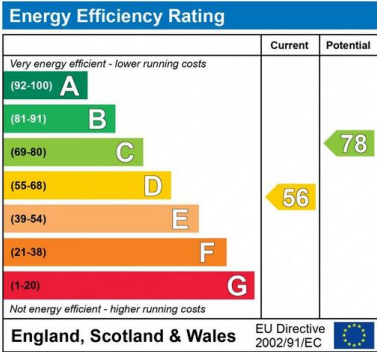
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Approximate Area = 212.9 sq m / 2292 sq ft
Garage = 55.3 sq m / 595 sq ft
Total = 268.2 sq m / 2887 sq ft
Including Limited Use Area (27.9 sq m / 300 sq ft)
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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