



## Grade II listed Georgian house with mature garden

Kilmorey House, Waresley Hall, Manor Farm Road, Waresley, Cambridgeshire SG19 3BX

Freehold







Grade II listed Georgian house • Five bedrooms, four doubles • Multi-use basement room • Double garage • Mature part woodland garden

#### Local information

• Waresley is an attractive village situated in Cambridgeshire. Within the village there is a fine parish church, village hall, cricket club, public house and a garden centre with farm shop. Further everyday shopping facilities are available at both the nearby market town of St Neot's and Cambourne where there are supermarkets and shops for everyday needs. More comprehensive shopping, recreational and cultural facilities are available in the University City of Cambridge to the east.

• Nearby Cambridge is not only world renowned for its academic achievements, but has also become a 'high tech' and 'bio tech' hub with the University Research and Development Laboratories, internationally renowned Cambridge Science Park and Addenbrooke's Hospital/Biomedical Campus, which is planned to be one of the largest centres of health, science and medical research in Europe. The city also provides an attractive combination of ancient and modern buildings, colleges, winding lanes, the tree lined river Cam and extensive shopping facilities, together with an excellent choice of independent schools.

• There is independent schooling for all age groups in Cambridge, Kimbolton and the Bedford Harpur Trust Schools approximately half an hour away. Local schools are available in

Great Gransden and Cambourne.

• For the commuter there are fast and regular train services available from Cambridge to Liverpool St/ Kings Cross and from St Neot's station into London's Kings Cross from 37 minutes. The A1, which leads to the M1, M6 and M25 and London is 7.5 miles to the west and access to the A428 is nearby which, from the nearby Caxton Gibbett, just north of the village, is dual carriageway to Cambridge.

(All distances and times are approximate).

#### About this property

Formerly part of the estate for Waresley Hall, Kimorey house is a Grade II listed Georgian house set in about 1.55 acres of mature part woodland gardens.

Kilmorey house offers bright and spacious accommodation for a family with a double garage and large garden beyond. Features of note include French doors with glazed panels and a first floor balcony extending along the rear of the house.

The house is accessed over a long winding drive which opens up to a large courtyard with plenty of space for parking together with a double garage.

The main entrance to the property is through the striking front porch leading into a large double aspect sitting room with





large fireplace and with wood burner and opens onto the terrace.

The family room has a triple aspect and is a light and bright space currently used as a library. A second separate staircase leads down to a large basement area, currently used as games room but could well be used in a variety of ways such as teenagers den or snug.

To the right of the main sitting room is the kitchen/dining room which is fitted with a range of cabinets set beneath working surfaces. There is space for a range cooker, a fridge freezer and a dresser together with a spacious dining area.

A large double bedroom is accessed via a corridor area off the kitchen. This has doors leading straight onto the terraced area (and adjacent shower room). A separate study and utility room beside, with access into the adjoining garage, complete the ground floor.

The first floor comprises four bedrooms. The first of which is a large double, dual aspect with has a large en suite recently refitted with bath and shower enclosure. Two further bedrooms on this level are both doubles, one with built in cupboards and the fourth is a single. Next to the fourth bedroom is a family bathroom recently refitted with both bath and separate shower area.

In addition to this there is a lovely outside terrace area which provides stunning views across the garden and is a perfect space for evening entertainment. The mature garden is full of character

comprising a mixture of shrubbery and mature trees alongside a well-kept lawn. The lawn area is home to a fenced pond. There is also a vegetable plot and orchard.

**Tenure**

Freehold

**Viewing**

Strictly by appointment with Savills





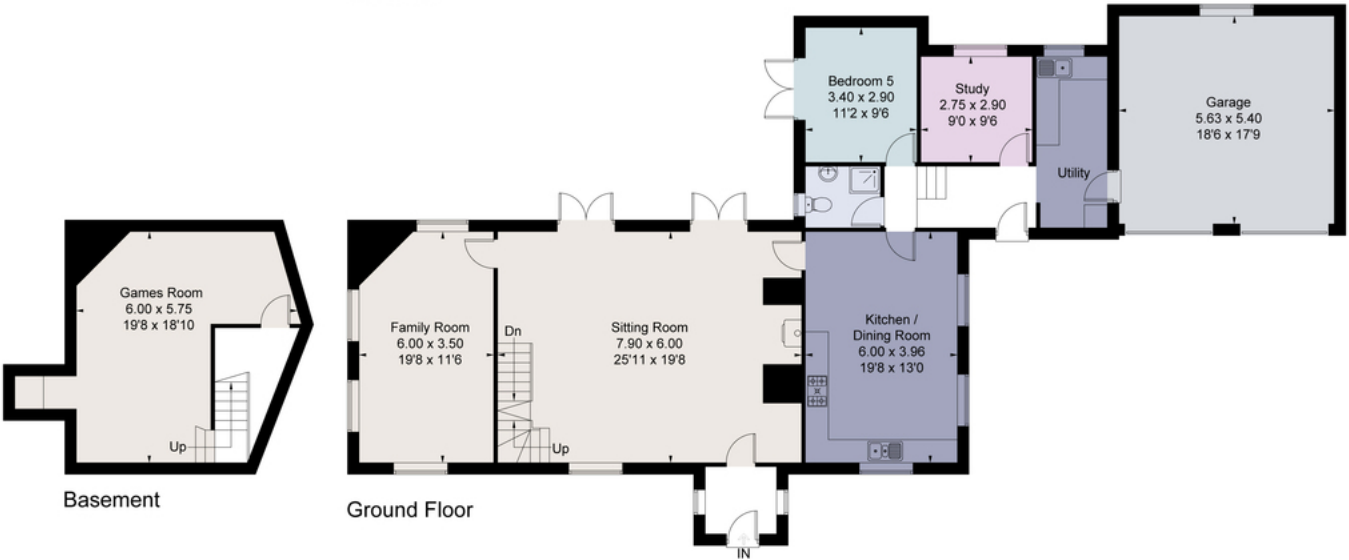




Approximate Floor Area = 259.2 sq m / 2790 sq ft



First Floor



Ground Floor

Basement

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