



CAMBRIDGE ROAD
Waterbeach

Carter Jonas

CAMBRIDGE ROAD, WATERBEACH, CAMBRIDGE, CB25 9NJ

- City Centre - approx. 5 miles
- Waterbeach Railway Station - approx. 0.8 miles
- Addenbrookes Hospital - approx. 7 miles

Close to 4,400 sq.ft of accommodation • Around 1.2 acres • Popular & peaceful setting • Immaculately presented throughout • Ample driveway parking • Double garage & carport • 5 Bedrooms • 5 Reception rooms • 3 Bathrooms • EPC rating E

DESCRIPTION

Boasting an impeccable blend of modern style with original charm, this significant and sizeable house offers an idyllic position in the popular Cambridgeshire village of Waterbeach. The versatile and flawlessly presented accommodation measures in excess of 4,300 sq.ft with a plot equally as generous measuring around 1.2 acres. Having been extensively improved to an impressive standard, the property has retained a number of charming and original features such as high ceilings, marble fireplaces and exposed floorboards. Externally enjoying ample driveway parking, a car-port, double garage and wonderfully manicured gardens.

Entering into the entrance hall enjoying an original stain-glass front door and an open fireplace, also leading through to the inner hall. The sitting room is particularly impressive with a marble open fireplace, two sets of French doors leading outside, and exposed floorboards. The remaining five reception rooms consist of a drawing room, dining room, snug, study and garden room. The kitchen is flawlessly presented and contemporary in style with timber units and doors and stone worktops. The appliances include a dishwasher, fridge-freezer, double oven and an 'Everhot' cooker. The remaining ground floor offers a utility room and cloakroom.

BOASTING AN IMPECCABLE BLEND OF MODERN STYLE WITH ORIGINAL CHARM, THIS SIGNIFICANT AND SIZEABLE HOUSE OFFERS AN IDYLIC POSITION IN THE POPULAR CAMBRIDGESHIRE VILLAGE OF WATERBEACH.





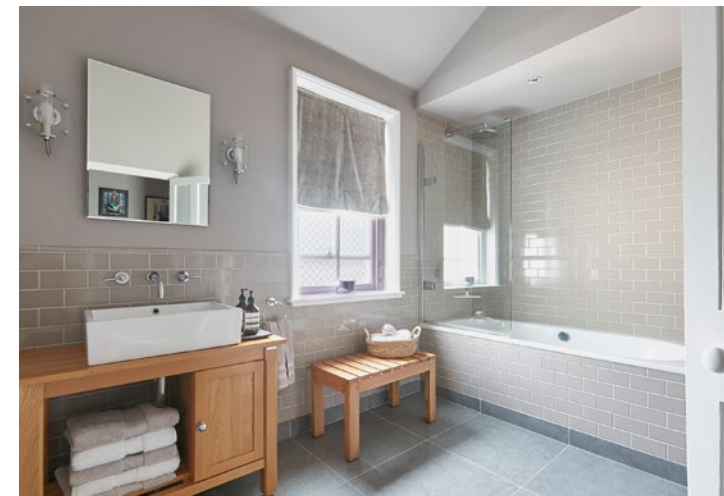
The landing flows into two sections with two staircases with the primary part offering ample space for a reading area or study. The master bedroom is particularly spacious with two windows to the front aspect, a feature fireplace and exposed floorboards. The remaining four bedrooms are all double in size with some of which also enjoying original feature fireplaces. The main bathroom is extensively tiled and impeccably presented with a bath, vanity sink unit, heated towel rail, WC and ample fitted storage. The shower room is equally as impressive with a double sized shower, vanity sink unit, WC and heated towel rail.

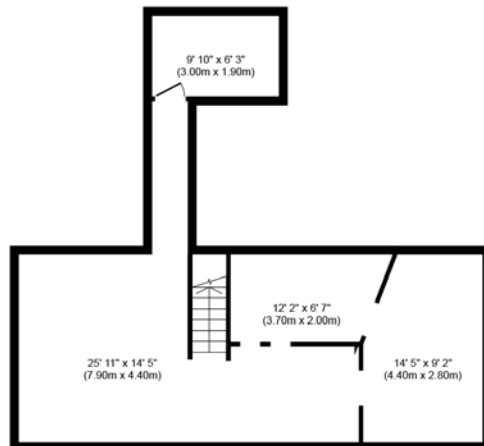
OUTSIDE

The property is approached via the long and tree-lined driveway that leads to and opens up to the gravelled courtyard style parking, which in turn leads to the double garage and carport. The main and more formal garden wraps the north, south and east aspects of the property. Predominately lawned with a paved terrace and a wonderful selection of incredibly well-manicured trees, shrubs, hedging and flower beds. The somewhat 'secret' garden is positioned at the front of the property beyond the driveway, which too is mainly lawned but more woodland-esque with a number of established trees.

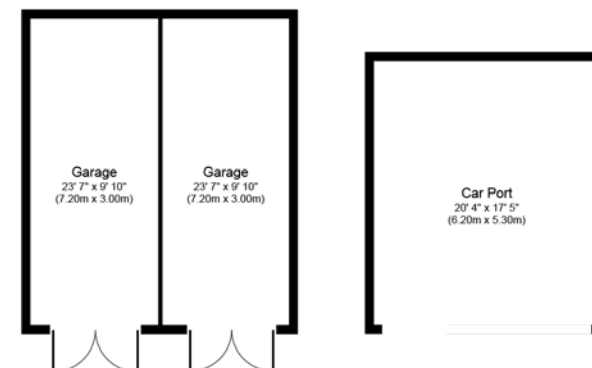
LOCATION

Located just 5 miles north of the centre of Cambridge, the location is ideal for those needing access to the varied amenities the city has to offer along with the business and science parks on the northern fringes. For those needing to commute, there is easy access the A14 (leading to M11 and A11) along with mainline railway stations at Waterbeach and Cambridge North. The village of Waterbeach has a good range of local facilities including public houses, bakery, convenience stores, a pharmacy and riverside walks along with a Tesco supermarket and further amenities in Milton. There is schooling for all ages in the immediate area.

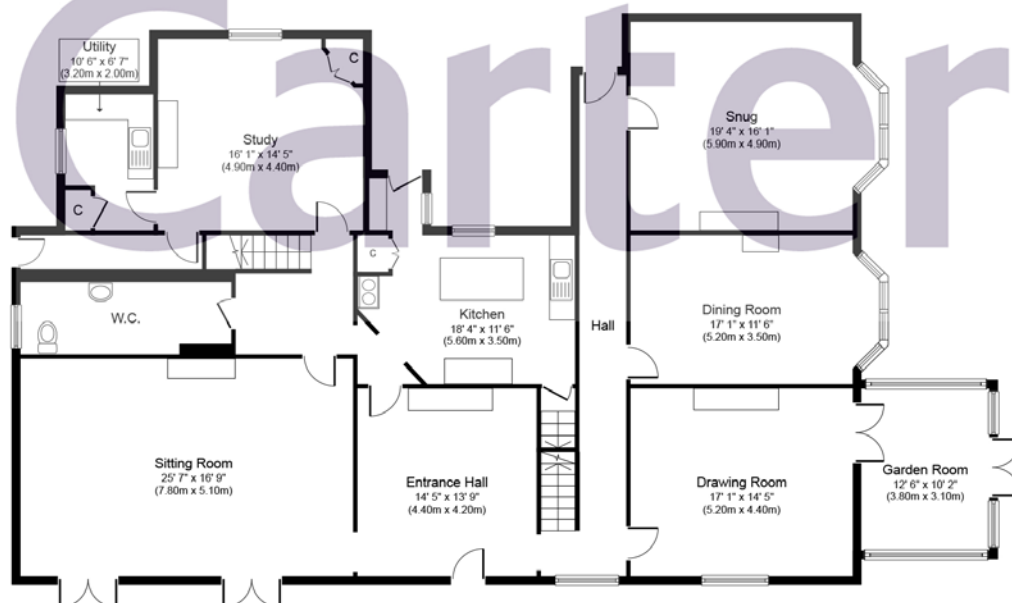




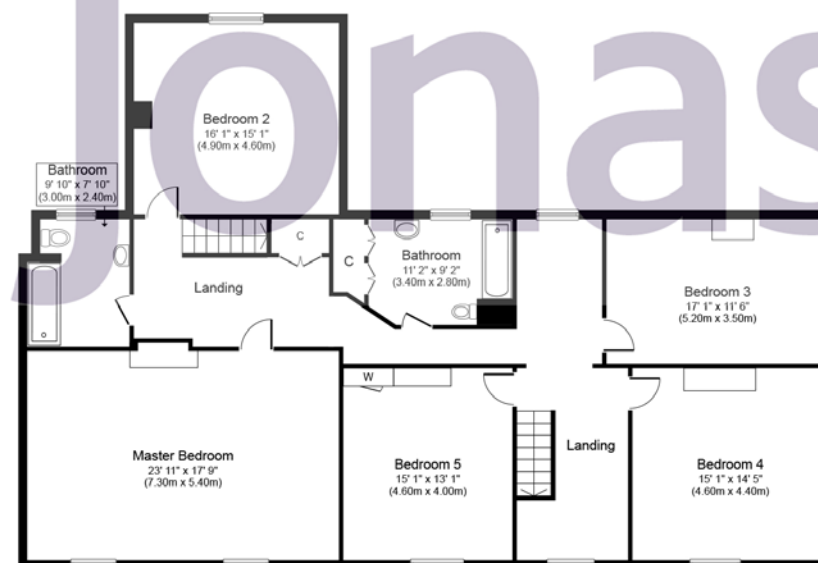
Basement
Approximate Floor Area
610 sq. ft.
(56.6 sq. m.)



Outbuilding
Approximate Floor Area
470 sq. ft.
(43.7 sq. m.)



Ground Floor
Approximate Floor Area
2,505 sq. ft.
(232.7 sq. m.)



First Floor
Approximate Floor Area
1,853 sq. ft.
(172.2 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

IMPORTANT INFORMATION

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