

A two-story brick building with a dark tiled roof. The building features several windows with dark frames and a central entrance door with a small tiled awning. The roof has several skylights. The building is surrounded by greenery and a paved area in the foreground. The sky is blue with scattered white clouds.

EH

EXQUISITE  
HOME



## *A Well Connected Home*

The village of Milton is just four and a half miles northeast of Cambridge and has particularly good transport links. The A14 and A10 bypass are nearby and it is close to Cambridge North station. For a relatively small community, it is well served with amenities, including four pubs (three of which are Grade II listed), a Tesco's superstore and a primary school. Most Milton primary pupils complete their education at nearby Impington Village College, Cottenham Village College or St Bede's Cambridge. The Cambridge Science Park is easily accessible on foot via the iconic Jane Coston cycle bridge which spans the A14. Milton benefits very greatly from its Country Park which covers 220 acres and has a play park for children, two freshwater lakes and a network of paths ideal for walking and cycling. In the centre of the village is this smart terraced house arranged over three floors. Built around thirty five years ago on a quiet road, the present owner bought it in 1998 as he needed to be close to Cambridge and found Milton, with its many amenities and excellent transport links the perfect place. Since moving in, he has completely reconfigured the house, relocating the living room and kitchen to the ground floor and turning the sunny first floor with its balcony into the principal bedroom and bathroom. He put in a new kitchen seven years ago and has redecorated throughout. There is parking for one car to the rear of the property by the shed, but if that was taken down, it would give room for at least two cars. There is plenty of parking on the road adjacent. To the rear of the house is a paved courtyard, ideal for container gardening, with a pretty pink rose scrambling up the fence. There is a shed which has potential for a number of uses.

The front door opens straight into the kitchen with its cheerful blue and green mosaic tiles, pale paint and integrated electric oven. It flows into a welcoming hallway from which the downstairs cloakroom can be accessed. This space opens straight into the spacious living/dining room into which natural light pours through the doors into the rear courtyard. Large and sunny, it is a delightful room with a wooden floor, cool in the summer and warm in the winter. The staircase rises up to the landing from which the principal bedroom, shower room and laundry room can be accessed. The principal bedroom is large and airy and benefits very greatly from the balcony, bathed in sunshine, which adds to its charm and character. The sun is on the balcony very early and it stays warm most of the day. It is the perfect place to enjoy an early morning cup of coffee or a relaxing glass of wine at the end of the day. The smart three piece shower room is decorated in a neutral palette while the soundproof laundry room has plumbing for a washing machine and tumble drier. The owner has converted what was a bathroom into two further bedrooms, ideal for guests. The second bedroom has two skylights through which natural light makes its way while the third bedroom, also with a skylight and slightly smaller, is the ideal playroom or hobby room, although it makes a very useable single bedroom, they both enjoy lovely views over Milton.



Milton | Cambridge







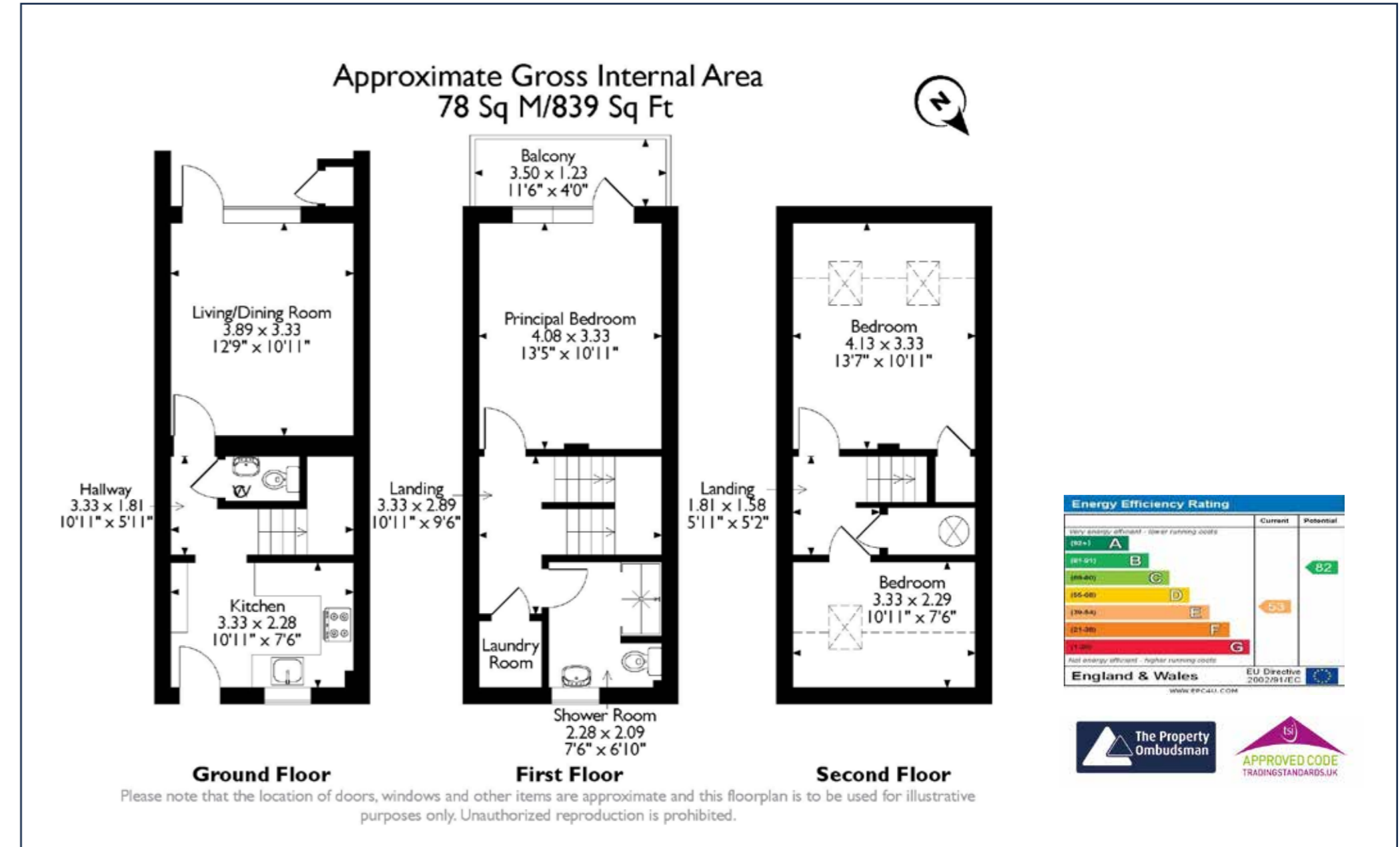
*"...the property is light, spacious with a well designed layout..."*



# LOCATION

There is an outside space with enough room for a table and chairs and container gardening. All the neighbours are quiet and friendly and most work in Cambridge. Just a minute's walk away from the house is a parade of shops including a post office, One Stop shop, Chinese and Indian takeaways, a florist, sandwich shop and bakery and hairdresser. The river is at the end of the road and it is a pleasant forty minute walk into Cambridge. The delights of the country park are a very short walk away and there is more than enough countryside for those who enjoy walking, running or cycling.

Cambridge is one of the most visited tourist destinations in the UK with visitors being drawn to its many ancient and listed buildings, historic university colleges, lovely open greens, the punts on the River Cam and the bustling mix of shops, cafes and restaurants. Every corner has a beautiful prospect or panorama, with bridges spanning the river and blue plaques commemorating famous residents everywhere. But Cambridge is not just about the past. Over the past forty years or so, the city has become celebrated as a science and technology hub. The Cambridge Biomedical Campus, the headquarters of AstraZeneca, Cambridge Science Park and many others have led to the affectionate nickname "Silicon Fen." Those employed here appreciate the opportunity to walk or cycle to work, and the villages surrounding Cambridge are linked up to it via guided busways and cycle routes. Transport links are excellent, with the M11 and A14 connecting it to London, King's Lynn and Ely, the Midlands and A1. There are two stations in the city, Cambridge North connecting it to Colchester and Ipswich, and Cambridge itself with regular fast trains running into London King's Cross.



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