



EH

EXQUISITE  
HOME

## A SUNNY DISPOSITION

The open unspoilt countryside of south Cambridgeshire has the level horizon, endless fields and huge skies so typical of this region and this is one of the reasons it is so popular with those who wish to live in a relatively rural area yet commute to work. Its proximity to Cambridge and its excellent transport links add to its attractiveness to families and commuters alike. The M11 and A11 run south, converging at Great Chesterford and there are regular fast trains to Cambridge and London Liverpool Street from many villages in this part of the county.



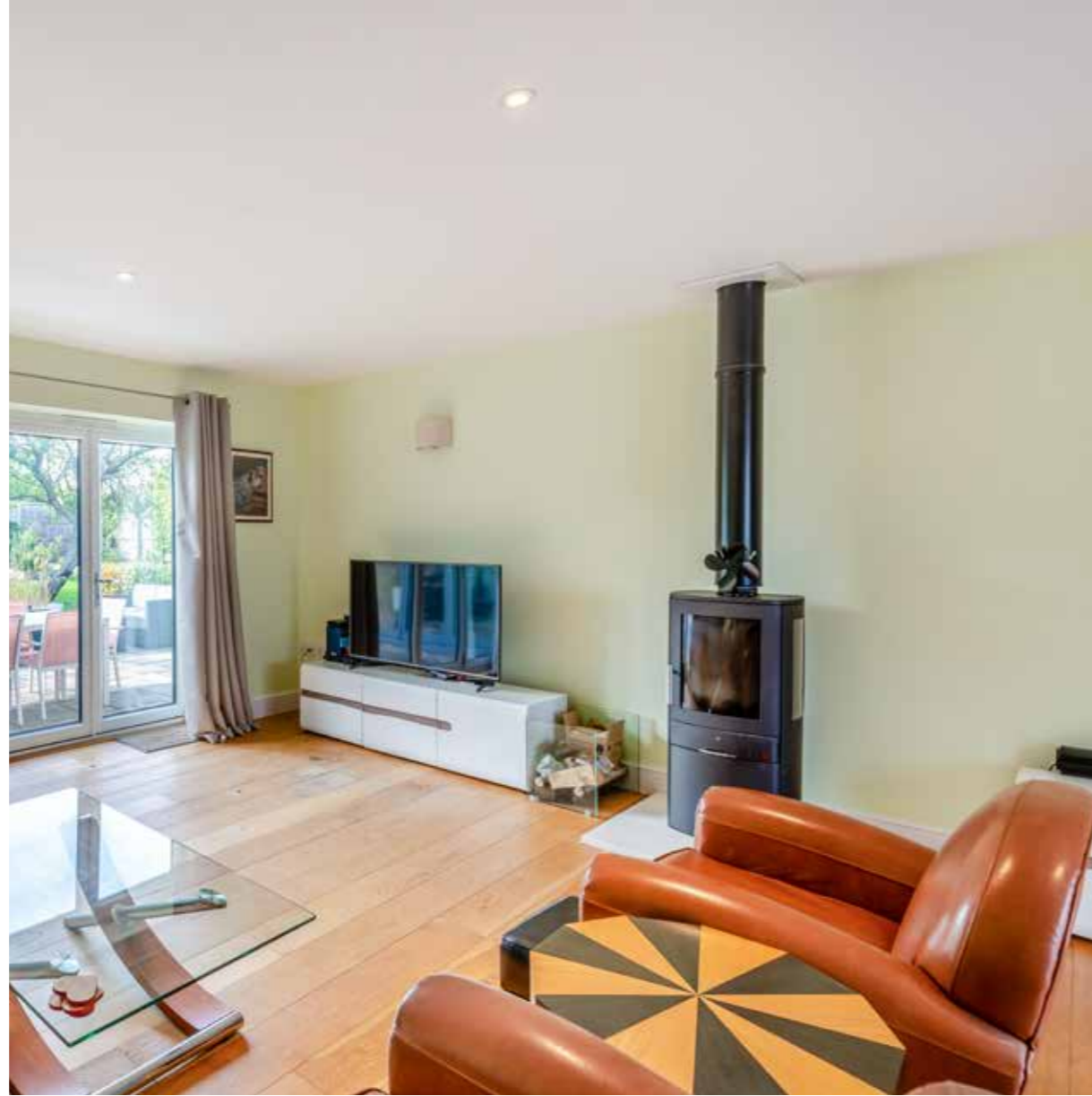


The village of Duxford is just over eight miles south of Cambridge. It sits on the banks of the River Cam and there is evidence that it has been settled for well over a thousand years. It appears in the Domesday Book and in medieval times consisted of two separate parishes, until they were united to form the current village in 1834. Duxford has two Grade I listed medieval parish churches, as well as a fourteenth century chantry chapel and there are several other listed buildings and constructions of interest in the village. There are two pubs, a primary school, a thriving village hall, a football team, lawn tennis club, community centre, a WI, bowls club and a café. Three years ago, a brand new public green space, Brewery Field, was opened for the enjoyment of the village, in which chalk upland flowers and other plants are being sown to ensure enjoyable leisure for local inhabitants and visitors alike for many generations to come. Since the Second World War, Duxford has been synonymous with its airfield, now part of the Imperial War Museum. A popular destination for tourists and families alike, it is full of history and an absolutely delightful place in which to live. On a generous plot is this lovely detached house built nine years ago. The present owners bought it as soon as it was constructed, attracted by its large rooms, proximity to IWM Duxford, the natural flow between the house and the garden and the excellent transport links which are so convenient for those who have to commute to London. Since moving in, they have redecorated throughout and improved the garden. At the front there is a spacious gravelled drive and car port with plenty of room for parking. There is a lawn with a greengage and walnut tree giving texture and shade. The front door leads into the delightful, airy hallway with wooden floor which is almost a room in itself. To the left is the useful study which could easily be used as an overflow guest bedroom. The three piece shower room/wet room is sleek and contemporary with attractive on trend grey subway tiles and is entirely accessible for anyone with mobility issues. Looking out over the lovely back garden is the dual aspect fourth bedroom/sitting room with its bifolds bringing the outside in. Presently used as a music room and library, it offers a number of uses if not being used as a bedroom. A pair of double doors lead from the entrance hallway into the cosy living room with its wood burner, wooden floor and bifold doors leading out into the garden. Welcoming and spacious, the owners use it to watch television, read and entertain. It is a wonderful space, ideal for family use.

The large kitchen/breakfast room is a simply magnificent space. With its high gloss porcelain floor tiles, sleek pale grey units, Corian worktops, two integrated electric ovens, integrated dishwasher, island with storage, induction hob and extractor hood and on trend pendant lighting, it is a cook's dream. It too has bifold doors and the owners love the way they can be cooking dinner while enjoying each other's company. It is perfect for entertaining and has played host to many enjoyable social occasions. The utility room next door has plumbing for a washing machine and tumble dryer and also benefits from extra storage and a second sink.



A Contemporary Space



*"The property is filled with space and light..."*



The staircase rises up to the generous landing where natural light pours through two skylights. There is room for a bookcase and chair here and the owner often uses it as a reading nook or sometimes to work from home. It would be perfectly possible to use this space as a home office if desired. The principal bedroom is a good sized double with a striking teal feature wall. Sunlight streams through its skylight and it benefits from a smart en suite shower room with dark grey walls. It also has built in storage in the eaves. The second bedroom has a pitched roof and is illuminated by three skylights. It is currently being used as a music room but could easily function as a guest room, home office or playroom. The third bedroom has built in storage and is a small double. The stunning family bathroom has a large walk in shower and a freestanding oval bath.

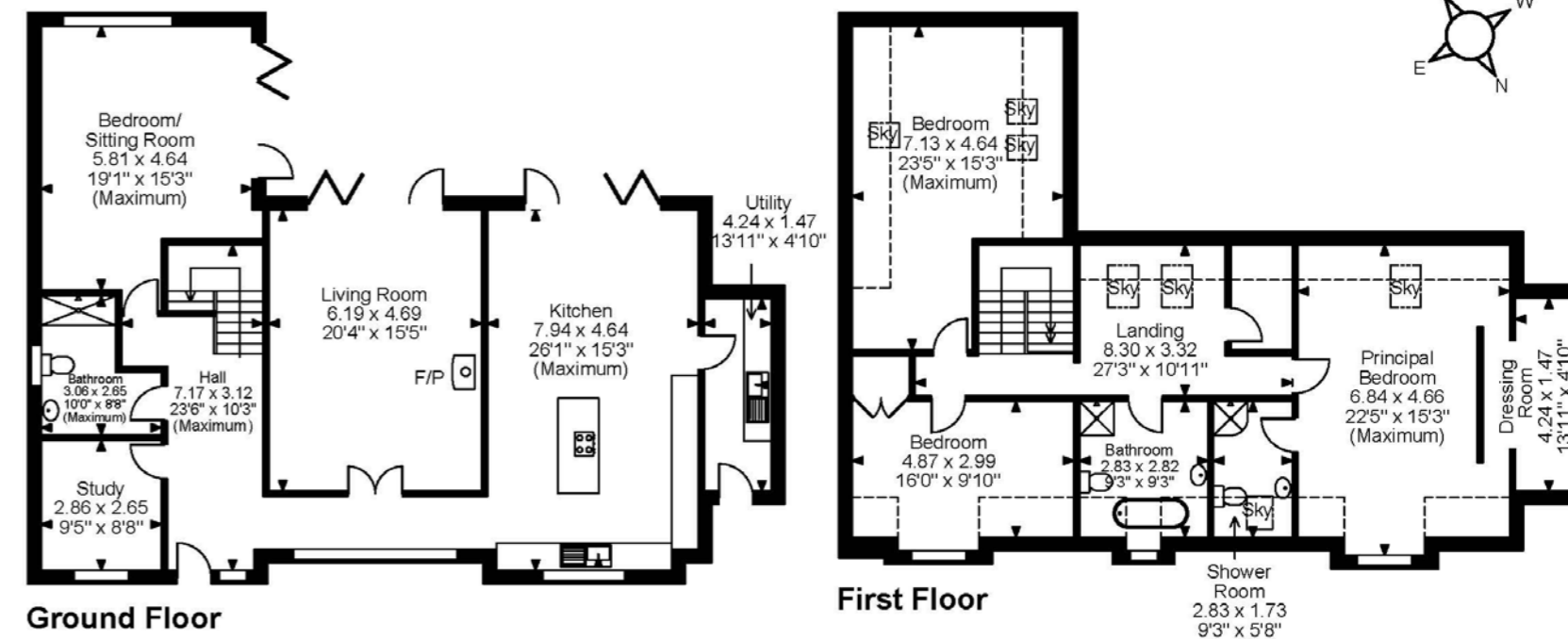
# LOCATION

The back garden is completely private and not overlooked. It has a generous block paved terrace, ideal for al fresco dining and a relaxing glass of wine after work. The rest is laid to lawn and there are raised beds with fruitful raspberry canes, blackcurrant bushes and strawberry plants, a crab apple, plum and juniper tree on the lawn, a thriving herb bed which supplies all the owners' kitchen needs, a flourishing bay tree and four further plum trees, a greengage and an apple. With plenty of room for play equipment, a shed and greenhouse, this is a tranquil and beautifully planted up garden. The neighbours are friendly and supportive and there is plenty to do in the village. The owners very much enjoy regular coffees and social time at the café in the village hall and eat out at nearby Whittlesford. Beautiful historic Saffron Walden with its market, ancient buildings and thriving cultural scene is another favourite destination and is only nine miles south of Duxford.

In a charming village setting with off street parking, a secluded garden, generous and versatile accommodation in immaculate condition and excellent transport links, this smart, well-planned house is ready for the next stage in its journey.



Approximate Gross Internal Area 2462 Sq Ft/229 Sq M



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	81   B	86   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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