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40 High Street
Trumpington
Cambridge CB2 9LS

198 sqm / 2140 sqft

Double garage & driveway

670 sqm / 0.16 acres

1990's

Detached house

EPC - D / 61

5 beds, 4 recep, 3.5 bath

Council tax band - G

Greenford Close

A superb, detached family home with immaculately high specification accommodation in-excess of 198 sqm / 2140 sqft located within this delightful small development at the heart of the village.



Orwell is an attractive, traditional Cambridgeshire village about 7 miles southwest of Cambridge and a similar distance north of Royston.

The centre of the village carries very little through traffic and its compact size gives it a close sense of community aided by a thriving primary school, handsome dining pub, general convenience store, post office and hairdresser.

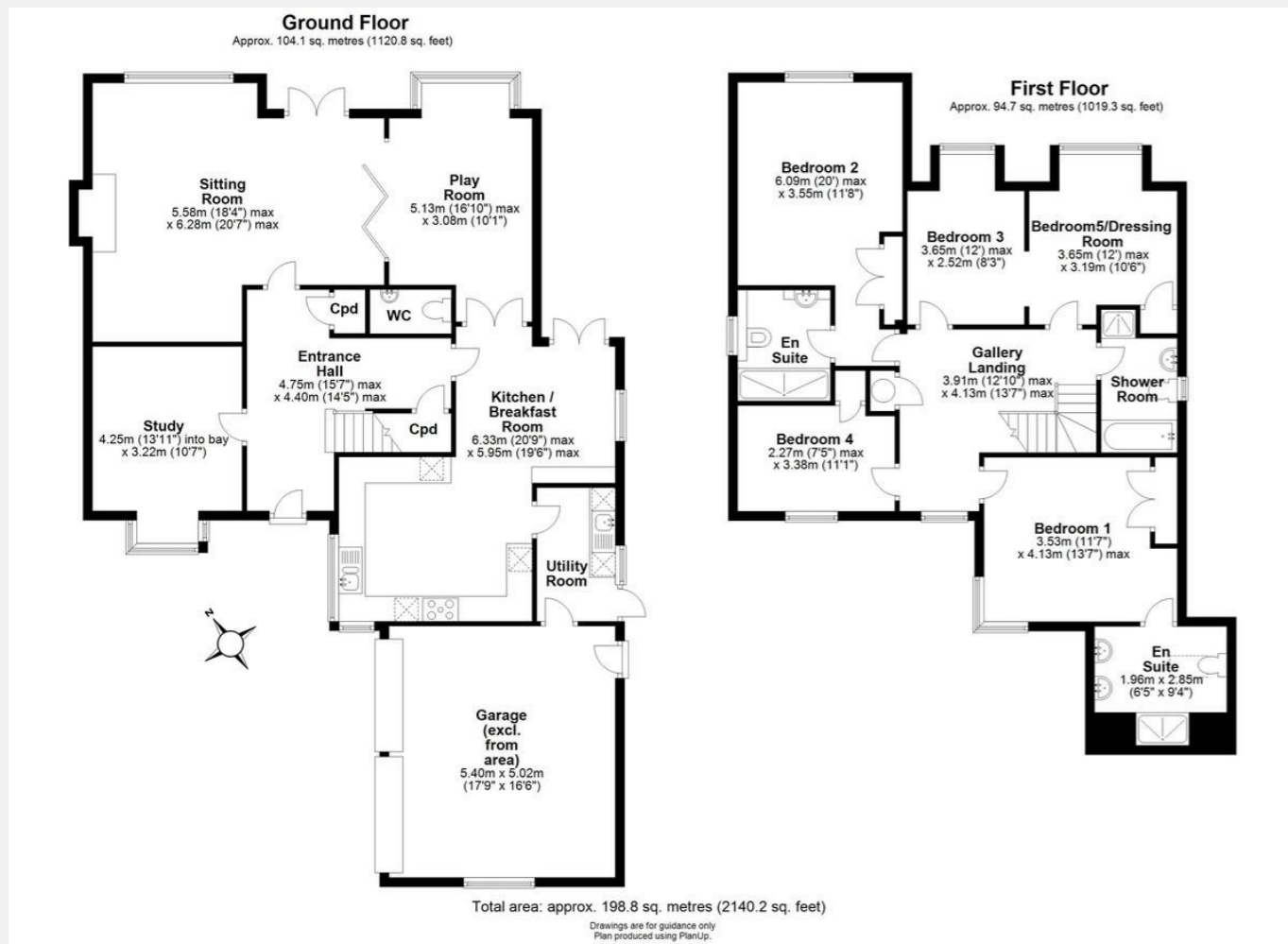
There is a large recreation ground and a Parish Council owned hillside nature reserve that is a designated Site of Special Scientific Interest. A 15th Century Parish Church overlooks the village and there is a village hall and Methodist Church. There are tennis and football clubs, singing group, gardening group and a golf society amongst many of the other groups meeting regularly in the village

The National Trust's Wimpole Hall and Home Farm are nearby and can be accessed by a network of footpaths running off Hillside and out into the countryside.

For the commuter the A603 gives easy access into west Cambridge by Barton Road or on to the M11 in about 6 miles. Royston's mainline station gives access to Kings Cross frequently and quickly, often in under 40 minutes.



Guide Price
£875,000



Total area:
Approx. 199 sqm (2,140 sqft)

The property is approached over a block paved driveway providing off street parking for several vehicles and access to the double garage. The frontage is open with an array of plants and shrubs, fruit trees, Escallonia hedging, and verge laid to lawn. Gated access to the rear garden.

Spacious entrance hall with stairs rising to the first floor, under stair storage, cloaks cupboard, cloakroom with two-piece suite. Study to the front of the home with walk-in bay window and air-conditioning. Superb sitting room with bi-folding doors opening into the playroom across the full width of the home providing an excellent flexible living space for entertaining family and friends with the benefit of separation for those desired quieter times. French doors open to the rear of the sitting room.

The Kitchen/breakfast room is the hub of the home, recently refitted to the highest of standards, a real showstopper, fitted with a modern range of units with ample granite work surfaces, a range of Miele appliances with interactive intelligent technology including an electric oven, additional steam oven (with integrated drain and water supply), induction hob with extractor unit over, integrated dishwasher and space for fridge/freezer. The sink is equipped with a Quooker tap providing boiling, sparkling or chilled filtered water. All of which enjoys a triple aspect flooding the room with natural light. The dining space provides another generous area for entertaining family and friends. French doors to the rear garden, with a patio area immediately outside.

Utility room with a matching range of units and plumbing for two washing machines, door to the side of the home useful for muddy boots and our furry friends and door through to the double garage.

First floor, spacious and bright galleried landing,

airing cupboard and access to the loft space. Currently providing four bedrooms, the original layout provided five, good sized rooms and an excellent family space. Master bedroom with air-conditioning, a range of fitted wardrobes, impressive corner window and en-suite shower room with four-piece suite. Bedroom two, again has air-conditioning, a fitted double wardrobe and en-suite shower room with an impressive modern refitted three-piece suite with a large walk-in shower. Bedrooms three and five have been reconfigured as a larger bedroom with a separate dressing area. It has air-conditioning and a built-in wardrobe. Bedroom four is a good size again has a fitted wardrobe. Family bathroom, beautifully refitted with a modern white three-piece suite and separate shower.

Outside the plot is generous and wraps around the home, an Indian sandstone patio flows from the gated side access to the rear elevation of the property and again provides an exceptional entertaining space running onto the rear well maintained lawn. Lighting and cold-water tap installed outside. The rear garden includes a Wendy house, plants, shrubs, mature trees and hedging, garden shed, enclosed by timber fencing ideal for family life.

Integral double garage with twin up and over garage doors, power and light connected, door to the side of the home and an oil fired boiler.

Agents note: The property benefits from air conditioning from Daikin to the study and bedroom areas, a range of high-end flooring, including solid Oak, modern porcelain tiling and carpeting.

