



THE
HAYDEN
1851

EH

EXQUISITE
HOME



Experience the perfect blend of modern comfort and village living in this beautifully extended four bedroom family home in the delightful village of Lode. With a large kitchen/dining extension and a loft conversion this home offers approximately 2075 square feet of versatile living space.

KEY FEATURES:

- **Spacious Living Areas:** The large kitchen/dining room is perfect for entertaining, featuring sleek leathered stone worktops and sliding doors that open to the private garden. The adjoining family sitting room ensures a cosy atmosphere for gatherings, supplemented by a further living room and separate utility room for added convenience.
- **Comfortable Bedrooms:** Upstairs, you'll find four generous bedrooms including a top-floor principal suite with an en-suite shower room and dressing room, ideal for a peaceful retreat after a long day.
- **Outdoor Oasis:** The west-facing garden is a private haven, complete with off-road parking for up to four cars, a garage with power and light, and a delightful pizza oven for outdoor entertaining. Gated access on either side of the property ensures convenience.
- **Natural Beauty:** Adjacent to the home, you'll find a wild meadow and wood available through a rent agreement with the National Trust. Enjoy stunning sunset views over the fields from your own private seat.

LOCATION & COMMUNITY:

Discover the community of Lode, it's a family-friendly community with much to offer:

- **Family-Friendly Amenities:** The well-regarded Swaffham Bulbeck Church of England Primary School and the outstanding Bottisham Village College are in close proximity, ensuring excellent educational opportunities.
- **Outdoor Activities:** Beautiful parks, playgrounds, and scenic walking paths are easily accessible, allowing for family outings and exploration in the surrounding countryside.
- **Transport Links:** Enjoy swift access to Cambridge with bus routes and major roads nearby, making commuting hassle-free. London KGX can be reached in 50 minutes from Cambridge North station (about ten minutes' drive).
- **Local Dining & Shopping:** New dining options, including a Thai restaurant and lounge, offer delightful meals just moments away. For further amenities, Bottisham is a short drive.



“The property has been designed with an eye to space, light and versatility...”



Approximate Gross Internal Area
Main House = 2075 Sq Ft/193 Sq M
Garage = 160 Sq Ft/15 Sq M
Summer House = 180 Sq Ft/17 Sq M
Total = 2415 Sq Ft/225 Sq M

Ground Floor

First Floor

Second Floor

Summer House

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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	58	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
WWW.EPC4U.COM		

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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