



Playcross Close, Great Cambourne Cambridge
Guide Price £700,000-£725,000 Freehold

**Sharman
Quinney**

Key Features



- Five Bedroom Detached House
- Three Reception Rooms
- Double Garage and Driveway
- Generous Sized Plot
- Three En Suites

This rarely available, exceptional five bedroom detached residence offers an impressive 1,792 sq.ft. (166.5 m²) of beautifully balanced living space. Designed with modern family life in mind, the home combines generous proportions, elegant room layouts, and a superb sense of flow throughout.

The ground floor welcomes you with a spacious entrance hall leading into an expansive lounge (5.74m x 4.18m / 18'10" x 13'9"), a refined yet comfortable space ideal for both everyday living and sophisticated entertaining.

The heart of the home is the stylish kitchen/breakfast room (4.63m x 3.74m / 15'2" x 12'3"), offering ample workspace and a natural hub for family gatherings, complemented by a



practical utility room (2.45m x 1.85m / 8'0" x 6'1").

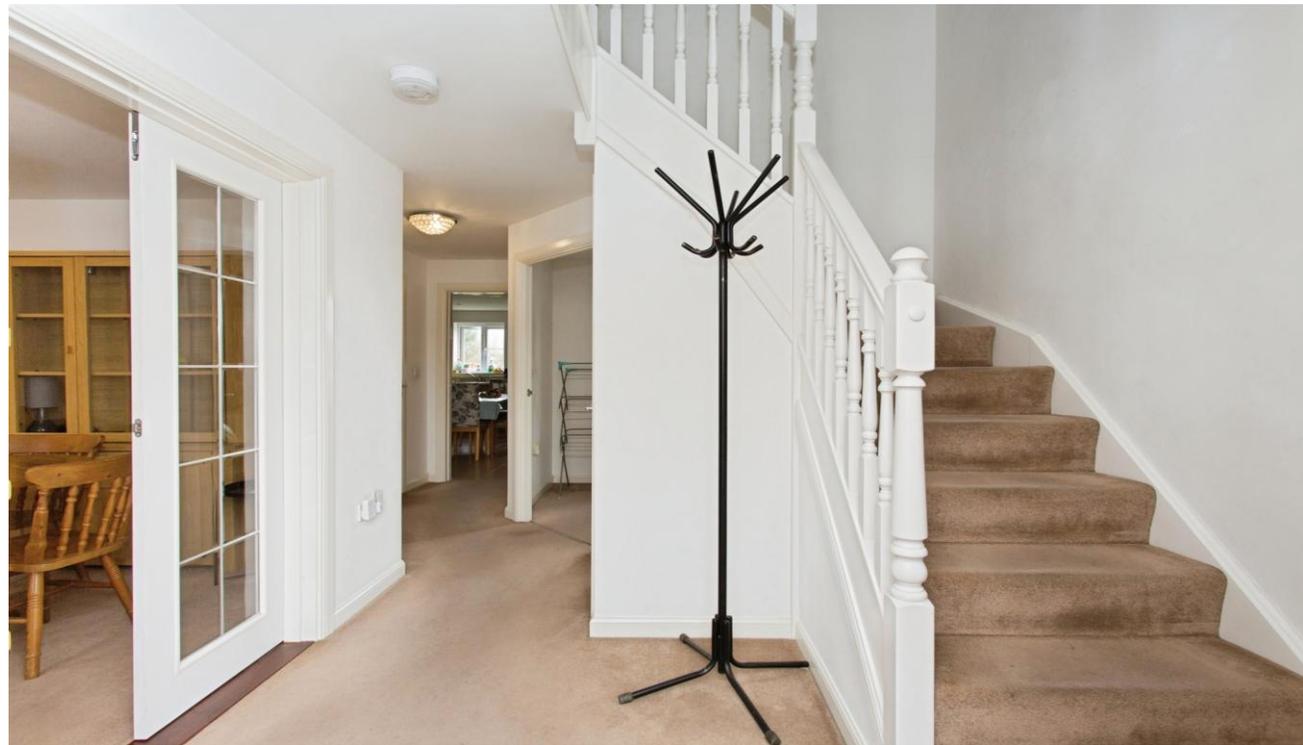
For more formal occasions, the elegant dining room (4.22m x 3.81m / 13'10" x 12'6") provides an inviting setting, while a dedicated study (2.40m x 2.12m / 7'10" x 6'11") offers a peaceful retreat for home working. A well appointed cloakroom completes the ground floor.

The first floor continues to impress with a luxurious principal bedroom suite (4.71m x 3.80m / 15'6" x 12'6"), featuring a private dressing area and a stylish en suite bathroom.

A second generously sized bedroom (4.23m x 3.39m / 13'11" x 11'1") also benefits from its own en suite, ideal for guests or older children.

Three further bedrooms-Bedroom 2 (4.25m x 3.48m / 13'11" x 11'5"), Bedroom 4 (2.84m x 2.20m / 9'4" x 7'3"), and Bedroom 5 (4.25m x 2.26m / 13'11" x 7'5")-offer exceptional versatility for family living, hobbies, or additional workspace. A contemporary family bathroom serves the remaining rooms.

With its generous footprint, multiple en suites, and a selection of beautifully proportioned reception spaces, this home delivers a rare combination of luxury, comfort, and practicality. Its thoughtful layout and refined design make it an outstanding choice for those seeking a



premium family residence in a desirable setting.



Total floor area 166.5 m² (1,792 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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