Radcliffe & Rust
Residential sales & lettings

**14 Fair Green, Reach CB25 0JD**
**Guide Price £800,000**

Radcliffe & Rust
Residential sales & lettings

Beacon Rise, 150 Newmarket Road, Cambridge CB5 8AX

T 01223 307898
E info@radcliffeandrust.co.uk
radcliffeandrust.co.uk

Radcliffe & Rust are delighted to offer for sale this generous detached property in the highly sought after village of Reach. The village of Reach lies within the catchment area of Bottisham Village College which was rated as Outstanding by Ofsted and is within easy commute to the university city of Cambridge, the famous horse racing town of Newmarket and the historical market town of Bury St Edmunds. The A14 & M11 corridor are within easy reach making it a great location for the commuter who wants all the benefits of quiet, quaint and picturesque village living but still needs the ability to quickly reach large cities for work and play!

This property has the very unique selling point that it overlooks Reach Green which is the home of the very well known Reach Fair. Taking place on the early May Bank Holiday, Reach Fair has been going for hundreds of years and attracts visitors from far and wide with stalls, fair ground rides and eateries all taking part. The house has been cleverly and lovingly modernised by the current owner and offers a turnkey condition property with the only thing the new owner would need to do is decide where to put their furniture.

Radcliffe & Rust Estate Agents are delighted to offer for sale, this fantastic four bedroom family home in Reach, CB25. Offering a highly sought after position overlooking Reach Green, the property has been cleverly modernised by the current owners and provides a perfect layout for family living and entertaining.

Upon approaching the property, you are welcomed to a rendered exterior with ample off road parking, a good sized front garden mainly laid to lawn with a landscaped edge of plants and shrubs and dual front doors. The former garage has been converted meaning the property could also provide a workspace for the new owner if required.

Upon entering the main front door, you are welcomed into the hallway with stairs leading to the first floor. To the left of the hallway is the living room. This great sized room has French doors leading to the rear garden and a beautiful feature fireplace. At the end of the hallway is the striking open plan kitchen, dining and family room. This space has been cleverly extended by the current owner and exudes luxury. The kitchen consists of contrasting light grey wall and base units with wooden worktops and white metro tiles. The kitchen has a large double range oven, glass cooker hood and inset ceramic sink. There is ample space for a large double fridge and freezer and the chalkboard wall provides the perfect place for children to draw, to brainstorm ideas and even make notes for your shopping list! The kitchen leads to the dining area. With Velux windows and bi-fold doors, the space is flooded with light and can easily fit a dining table for ten or more people. The dining space is connected to a snug style space which currently has a sofa and TV in. At the opposite end of the dining space to the snug, there is a separate room. Currently being used as a playroom, this room could also be used as a gym space and has a large window and French doors overlooking the rear garden.

Directly off the kitchen, there is a separate utility room with stainless steel sink and drainer, space for a washing machine and tumble dryer and matching tiles and units to the kitchen. The utility room has a separate doorway leading to a downstairs shower room. This room has a bath with overhead shower and glass screen, W.C., hand basin and traditional style radiator. From the internal corridor where the cloakroom is located, there is a second doorway leading to the converted garage, this is where the second front door is. The converted garage is currently being used as a large office space and has herringbone wooden style flooring. At the end of the office is a doorway leading to the snug located off the kitchen, creating a free flowing and interconnected space.

Upstairs there are four double bedrooms. To the left of the landing is the master bedroom. With a large wardrobe as you enter the room on the left hand side, the master bedroom has an en-suite which is on the right as you walk into the room. The en-suite has a large walk-in shower with dual shower head, W.C., hand basin and statement bright blue rectangle shaped tiles. The master bedroom has dual aspect windows overlooking both the front and rear of the property which flood the room with light. Next door to the master bedroom is the family bathroom which has a freestanding bath, walk-in shower, W.C. and hand basin. Bedroom four is the first bedroom you see when you reach the top of the stairs. This room has a built-in wardrobe and could fit a double bed in if required. Parts of the ceiling in this room are built in to the eaves of the roof which adds interest to the shape of the room.

Bedroom three is located next to bedroom four and has dual aspect windows looking over the rear and side of the property. This bright and inviting space also has a built-in wardrobe and ample space for a double bed and additional furniture. Bedroom two overlooks the front of the property and is another great sized double room. This room is also flooded with light thanks to two large windows.

Outside, the generous rear garden wraps around the rear and side of the property. Mainly laid to lawn, there is a patio area directly outside the bi-fold doors and at the end of the garden there is a raised patio area which would be the perfect place to enjoy a glass of something cold at the end of a busy day. Within the garden there is a large shed and gate leading to the front of the property.

In summary, this truly is a unique and inspiring property and offers the perfect balance between country living and easy access to large towns and cities.

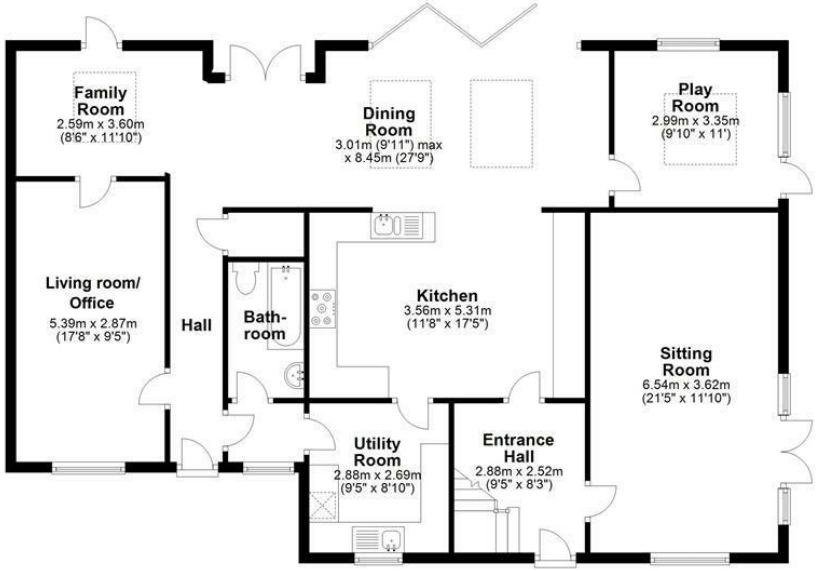
Please call us on 01223 307 898 to arrange a viewing and for all of your residential sales and lettings requirements in Cambridge and the surrounding areas.

## Agents notes

Tenure: Freehold
Council Tax: Band E
Chain details: No onward chain

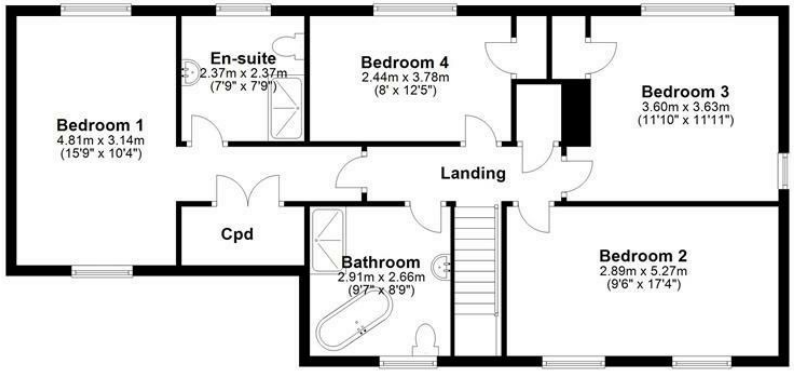
## Ground Floor

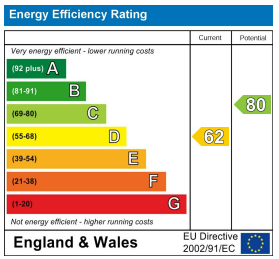
Approx. 130.8 sq. metres (1407.7 sq. feet)




## First Floor

Approx. 86.5 sq. metres (930.9 sq. feet)




Total area: approx. 217.3 sq. metres (2338.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.