Radcliffe & Rust
Residential sales & lettings

Hill Farm, 28 Fair Green, Reach CB25 0JD
£3,250 PCM

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Radcliffe and Rust Letting Agents are delighted to offer to let this recently refurbished Grade II listed farmhouse, situated in the picturesque and highly sought-after Cambridgeshire village of Reach.
Reach offers an excellent combination of peaceful rural living and convenient access to the surrounding area. The village is surrounded by beautiful countryside, with an abundance of walking routes around Reach Wood, the surrounding fenland and waterways, as well as access to the historic Devil's Dyke – perfect for those who enjoy walking, cycling and the outdoors. Within Reach itself there is an extensive recreation ground and children's play park, together with tennis courts and the popular Dyke's End pub. At the heart of the village is the attractive Fair Green, home to the historic Reach Fair, an annual tradition dating back hundreds of years. The neighbouring villages of Burwell, Swaffham Prior and Bottisham provide a wider range of everyday shops and services, while nearby Newmarket offers supermarkets, shopping, leisure facilities and further amenities. Reach also falls within the catchment area for Bottisham Village College. Despite its rural setting, Reach is well connected, with the Tiger 4 bus providing direct services towards Addenbrooke's Hospital and Newmarket. The A14 and M11 are also readily accessible, providing convenient road links to Cambridge and the wider region.

Hill Farm is a beautifully refurbished Grade II listed farmhouse, offering approximately 2,365 sq. ft. of characterful accommodation arranged over multiple floors, together with a cellar. Positioned overlooking Reach's historic Fair Green, the property combines an abundance of original features with a high-quality contemporary finish.

Entering through the front lobby, the ground floor immediately showcases the history and character of the house. To one side is the sitting room, an elegant reception space with stripped wooden floorboards, tall windows overlooking the green and a feature fireplace with wood-burning stove.

Across the hall is the equally impressive living room, where exposed ceiling timbers, rustic tiled flooring and a substantial inglenook fireplace with wood-burning stove create a wonderfully characterful family space. From here, the accommodation flows directly into the superb kitchen/dining room.

Generously proportioned and filled with natural light, the kitchen/dining room features a vaulted ceiling with rooflights, exposed brick and stone detailing and glazed doors opening onto the garden. The kitchen itself is fitted with an extensive range of blue-grey shaker-style cabinetry, light work surfaces and a central peninsula with timber breakfast bar, while the generous proportions leave plenty of room for a substantial dining table.

Off the kitchen is a practical rear lobby/boot room, providing useful everyday space for coats and footwear as well as access outside. From this area there is also access to the separate utility room, fitted with white cabinetry, timber work surfaces, sink and attractive sage-green tiled splashbacks. A conveniently positioned ground-floor WC completes this part of the accommodation.

The property also benefits from a substantial cellar, retaining plenty of historic character with exposed brick and stone walls, brick flooring and a curved ceiling, while providing excellent additional storage.

Returning to the entrance lobby, the staircase rises to the first floor, where Bedroom Three is located. This particularly generous double room displays one of the most striking period features within the house, with an extensive section of exposed timber framing creating a beautiful feature wall. Neutral carpeting and decoration allow the original timbers to take centre stage.

Bedroom Three is served by the separate family bathroom, sympathetically finished with sage-green panelling and botanical patterned tiling. The white suite comprises a panelled bath, WC and traditional-style wash hand basin, with exposed timber detailing adding further character.

The staircase continues to the second floor, home to the impressive principal bedroom, Bedroom One. Generously proportioned and naturally bright, the room features neutral décor, carpeting and an attractive period fireplace. Bedroom One also benefits from its own en-suite shower room, finished with painted panelling, patterned tiling and a traditional-style suite.

Continuing upwards to the third floor is Bedroom Two, a wonderfully characterful double bedroom occupying the uppermost level of the house. The room features exposed wooden floorboards, sloping ceilings and a period fireplace, with a roofline window bringing natural light into the space. Bedroom Two also benefits from its own en-suite shower room, complete with patterned flooring, a glazed shower enclosure and roof window.

Outside, the rear garden is predominantly laid to lawn, with established trees, shrubs and planted borders creating an attractive and private setting. There is ample space for outdoor seating, entertaining and family use, with glazed doors from the kitchen/dining room providing a natural connection between the house and garden.

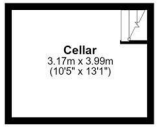
To the front, Hill Farm enjoys a particularly attractive position directly overlooking Reach's historic Fair Green. To the side of the property is a shared driveway, over which access must be maintained for the neighbouring properties. An off-road parking space is available for one vehicle and benefits from a fitted electric vehicle charging point. For visitors, there is also ample on-street parking available nearby.

Please call us on 01223 307898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

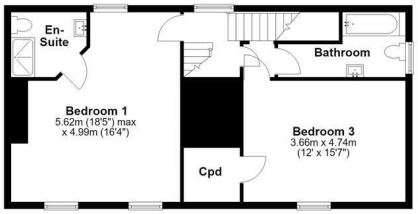
Agent notes

Deposit £3,750
Council tax band E
There is a holding fee which equates to 1 weeks rent. (Deductible from your first month's rent)
The formula for working out a week's rent is the following:
1 month's rent * 12 / 52 = 1 week's rent.
Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect

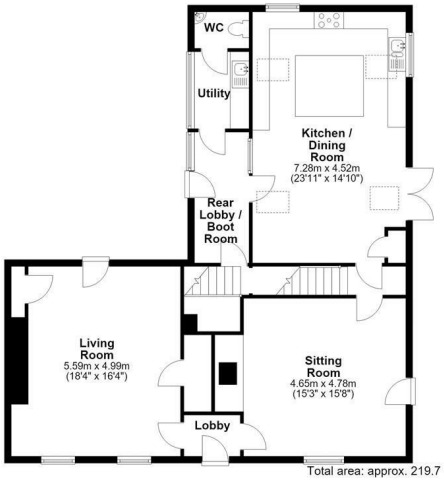
Basement
Approx. 12.6 sq. metres (136.1 sq. feet)



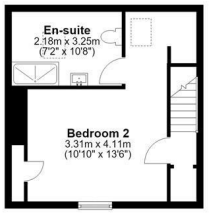
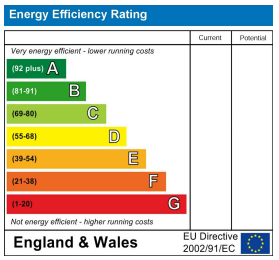
First Floor
Approx. 65.6 sq. metres (706.1 sq. feet)



Ground Floor
Approx. 111.0 sq. metres (1194.8 sq. feet)



Second Floor
Approx. 30.5 sq. metres (327.9 sq. feet)



Total area: approx. 219.7 sq. metres (2365.0 sq. feet)