

# CHEFFINS



**Cambridge Road, Waterbeach, CB25 9NJ**

**Guide Price £650,000**

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Cambridge | Saffron Walden | Newmarket | Ely | Haverhill | London



- Detached Family Residence
- 4 Bedrooms
- 2 Bathrooms, One Of Which Is En-Suite
- Integral Garage
- Wrap Around Plot
- Off Street Parking
- Chain Free

An excellent opportunity to acquire an established detached family residence, boasting well-proportioned accommodation as well as ample storage, enveloped by a mature plot just shy of a 1/4 acre and situated in a most tranquil position in this well served and highly regarded village, with excellent transport links and accessibility into Cambridge.

Nestled in the picturesque countryside of Cambridgeshire, Waterbeach stands as a charming village of undeniable allure, offering a myriad of benefits to residents and visitors alike. Waterbeach is renowned for its abundance of amenities, providing residents with convenience and comfort. The village boasts a selection of local shops, cafes, and traditional pubs, fostering a close-knit community atmosphere. Its well-regarded primary school and healthcare facilities further enhance its desirability for families. One of the village's standout features is its exceptional transport connectivity, being only 3 miles away from Cambridge North and principal business parks. Waterbeach enjoys excellent rail links, with its own railway station connecting commuters to London and both Cambridge and Ely, two prominent and vibrant cities within a short journey and further access to the Cambridge to London direct rail line. This strategic location facilitates effortless access to employment opportunities, cultural attractions, and educational institutions. The world-renowned University of Cambridge, historic landmarks, and a thriving arts scene are all within easy reach. Ely, with its majestic cathedral and historic charm, is also readily accessible, allowing residents to explore its rich heritage and cultural offerings.





Cambridge Road is an established, well-proportioned 4-bedroom detached family residence, surrounded by a large, mature plot at the edge of the village overlooking open fields which form part of the Green Belt. This captivating abode offers an unparalleled blend of practical living and natural serenity with the potential for further extension subject to the necessary planning permissions.

Upon arrival, the property's prominent presence is immediately evident, as it sits comfortably in its generous grounds, inside the house is filled with light due to the southerly elevation of its principal reception rooms. In the heart of this splendid home lies its open-plan kitchen and dining area, creating a space which encapsulates modern living perfectly, lending itself for entertaining or relaxing. The kitchen is thoughtfully designed, featuring modern amenities and high-end finish. Adjacent to the kitchen, a large utility room incorporating a walk in pantry, storage cupboards and cloakroom which adds to the convenience and functionality of daily life. The home features three reception rooms the dining room, a comfortable main sitting room with an open fire and a second sitting room which can be used as a home office (with fibre optic network access). With four well-appointed bedrooms, this property offers ample accommodation for family and guests. Each bedroom is well-proportioned with the principal suite, offers its own en-suite bathroom. In addition, a second well-appointed bathroom ensures convenience and comfort for family and guests. Outside is a spacious garage, providing private parking for up to three cars. The property's enviable position is a testament to its exceptional charm. Surrounded by the beauty of open fields, it offers a sense of seclusion and tranquility, while still providing convenient access to nearby amenities, schools, and excellent transport links with the station being only half a mile away.

In summary, this 4-bedroom detached property is a rare gem, nestled on a mature and generous plot in an idyllic setting. With its open-plan kitchen/dining room, thoughtful design, and captivating surroundings, it embodies the perfect fusion of modern living and natural beauty.





Approximate Gross Internal Area 1462 sq ft – 136 sq m  
 Ground Floor Area 783 sq ft – 73 sq m  
 First Floor Area 679 sq ft – 63 sq m  
 Garage Area 165 sq ft – 15 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>60</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £650,000

Tenure – Freehold

Council Tax Band – D

Local Authority – South Cambridgeshire

District Council



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.