



**IMPINGTON LANE**  
Impington

**Carter Jonas**

## IMPINGTON LANE, IMPINGTON, CAMBRIDGE, CB24 9LT

- Cambridge North Railway Station - approx. 3.5 miles
- Cambridge City Centre - approx. 4.5 miles
- Cambridge Science Park - approx. 3.5 miles

Flawless presented throughout • Four/five bedrooms  
• Three bathrooms, including two ensembles • Hugely popular Cambridge village • Abundantly charming & characterful • EPC rating TBC

### DESCRIPTION

The well-proportioned accommodation measures close to 3,000 sq.ft comprising an entrance hall, two reception rooms, a kitchen/dining room, cloakroom, utility room, four double sized bedrooms, a study/bedroom and three bathrooms. Externally enjoying gated driveway parking, a detached garage and impressively landscaped rear gardens.

### GROUND FLOOR

The entrance hall offers a warm yet striking entry to the property with oak flooring and an impressive walnut and glass staircase. The first reception room you come to is the snug, which enjoys a bay-window and a wood burning stove. The sitting room also enjoys oak flooring and expansive bi-folding doors leading to the rear garden. The large kitchen/dining room is perhaps the focal point of the ground floor boasting a stylishly fitted kitchen with stone worktops and integrated appliances and ample dining space. The remaining ground floor includes a rear inner hall, cloakroom and utility room.

**AN INCREDIBLY WELL-PRESENTED AND PARTICULARLY SPACIOUS FOUR/ FIVE BEDROOM DETACHED PERIOD HOME THAT'S BEEN METICULOUSLY IMPROVED TO NOW BOAST A FLAWLESS BLEND OF ORIGINAL FEATURES AND MODERN STYLE.**



## FIRST FLOOR

Rising from the ground floor entrance hall via the walnut and glass staircase, glass pyramid above the stairs allowing in floods of natural light, making the landing space bright and a spacious area. The principal bedroom is vastly impressive with a vaulted ceiling, fitted wardrobes and a stylishly fitted ensuite including a bath, double sized shower, twin vanity unit with stone worktops, WC and heated towel rail. Bedroom two isn't far behind in terms of style and size, enjoying a bay-window to front aspect, fitted wardrobes and an ensuite enjoying a double sized shower, vanity sink unit, WC and heated towel rail. The two further bedrooms are both double in size and enjoy fitted wardrobes. The final bathroom on the first floor offers a bath with shower over, vanity sink unit, WC and a heated towel rail.

The fifth bedroom / study is accessed separately via the staircase in the utility room.

## OUTSIDE

The substantial front aspect is largely paved driveway providing ample parking for several vehicles and access to the detached garage. The borders of the driveway are maturely planted with shrubs, plants and trees. The low level brick wall encloses the front driveway with timber gates.

The rear garden is presented in two sections, which conveniently catches the sun at separate times throughout the day. The larger section of garden is predominately paved with porcelain tiles. The raised flower beds decorate the garden with pleached trees, mature shrubs and plants. The second section of the rear garden is a courtyard positioned off the kitchen area, which is also largely paved catching the morning sun.

## LOCATION

Impington is a very popular village adjoining Histon on the northern border of The University City of Cambridge. The location allows easy access to major national routes, the city centre, Cambridge Science and Business Parks and the new Cambridge North train station.





There are a wealth of local amenities nearby including banks, public houses, restaurants and supermarkets in Histon, Impington and Milton. There is also a wide range of schooling, with both primary and secondary schools within walking or cycling distance and further schooling available in the city centre. Impington Village College, an excellent community school with an international sixth form, is about half a mile away.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

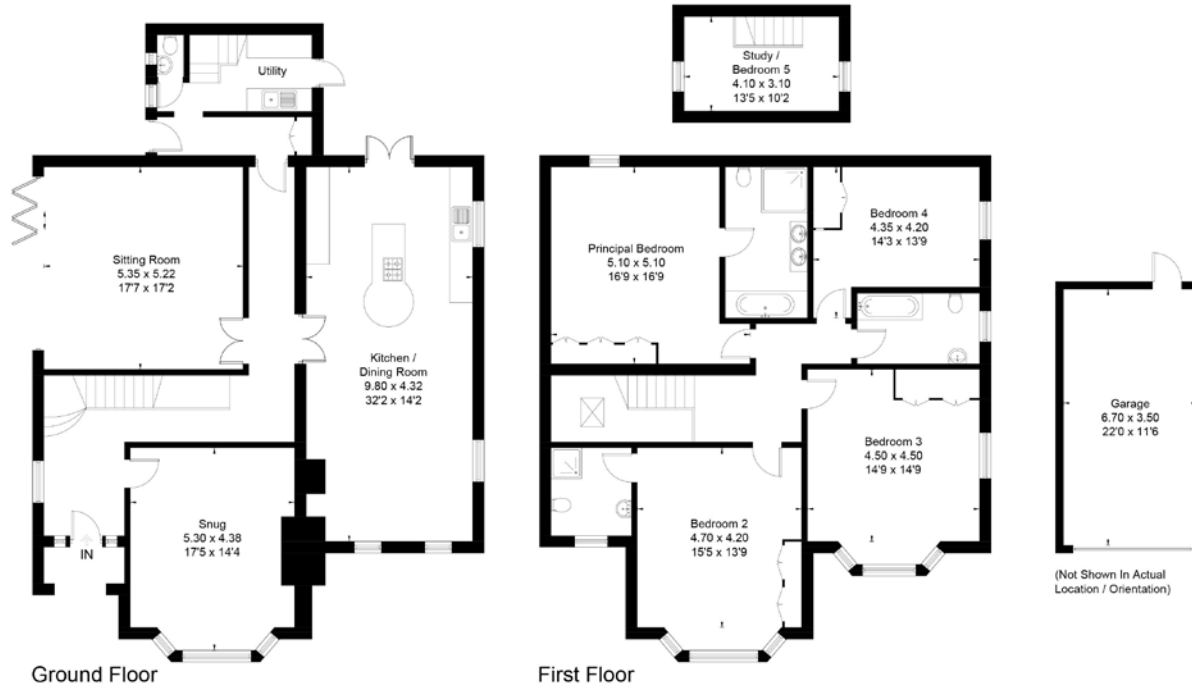
**Services:** Mains water, drainage, gas and electricity. Gas fired central heating.

**Local Authority:** South Cambridge District Council

**Viewings:** Strictly by telephone appointment with the selling agents Carter Jonas 01223 403330



Impington Lane, Impington Cambridge, CB24 9LT  
 Approximate Area = 2907 sq ft / 270.1 sq m  
 Garage = 252 sq ft / 23.4 sq m  
 Total = 3159 sq ft / 293.5 sq m



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #110281

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Cambridge South 01223 403330**  
 cambridgesales@carterjonas.co.uk  
 The Marque, 141 Hills Road, Cambridge, CB2 8RJ

**carterjonas.co.uk**  
 Offices throughout the UK

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