



ERMINE STREET
Caxton

Carter Jonas

ERMINE STREET, CAXTON, CAMBRIDGE, CB23 3PQ

- St Neots Railway Station - approx. 8.7 miles
- Cambridge City Centre - approx. 11 miles
- Several Highly Rated Schools - within approx. 3 miles

Gated driveway parking & integral double garage •
Tranquil setting • Large & established grounds • Four
double sized bedrooms • Four bathrooms • Four/five
reception rooms • Oak frame • EPC rating B

DESCRIPTION

The accommodation in brief comprises an entrance hall, four reception rooms, a kitchen/family room, utility room, four double sized bedrooms and four bathrooms. The setting is equally as impressive and hugely peaceful being positioned off the road and up a short private drive. Externally enjoying ample gated driveway parking, a carport, detached outbuilding, an integral double garage and a sizeable and enchanting south-facing rear garden.

The outstanding focal point of the ground floor is the vast and open-plan kitchen/dining/family room, offering a homely and comforting atmosphere. The stylish kitchen enjoys ample storage and stone worktops with an inset sink. The integrated appliances include an oven, microwave/oven, dishwasher and hob. The whole room enjoys natural light throughout with windows and doors to all aspects. The sitting room offers a cosy feel leading to the rear garden verandah. The remaining ground floor offers a study, playroom, utility room and shower room.

A TRULY SPECTACULAR AND ONE OF A KIND FOUR-BEDROOM DETACHED HOME BOASTING BOTH SIZE IN ABUNDANCE AND AN ELEGANT STYLE THROUGHOUT, ALL OF WHICH OFFERING CLOSE TO 4,000 SQ.FT ON A PLOT OF APPROXIMATELY 0.6 OF AN ACRE.





Stairs rising to the expansive galleried landing. The galleried area is particularly impressive with floods of natural light from the floor-to-ceiling two storied glazed wall. The first floor highlights the oak frame throughout with each bedroom enjoying vaulted ceilings including the galleried area. The principal bedroom has fitted wardrobes and a sizeable en-suite, which offers a double sized shower, bath, vanity sink unit, heated towel rail and WC. The second bedroom, which could also be used as the primary bedroom, is particularly spacious with a Juliet-balcony and a further en-suite, with a double sized shower cubicle, WC, and vanity sink unit. The final bedroom on the first floor is also spacious offering an en-suite with a double sized shower, vanity sink unit and WC. There is a particularly large fourth bedroom situated above the garage and accessed via the inner hallway.

OUTSIDE

The property is approached via a short private drive that leads to the oak double gated entrance. There is a substantial gravel driveway providing parking for several cars and access to the carport and outbuilding. The remaining front aspect enjoys a staggered landscaped area with mature planting. The rear garden is quintessentially country and predominately lawned with a wonderful selection of established trees and shrubs. The terrace area is partially paved and gravel providing ample alfresco seating.

LOCATION

Caxton is a small rural village and civil parish in the South Cambridgeshire district of Cambridgeshire. The village has a public house, a village hall, playground, childminder and a regular bus service which runs between Cambridge City Centre and St Neots town centre, passing through villages including Grantchester, Comberton & Comberton Village College and Cambourne. For everyday convenience, Cambourne is just 1 mile away and can be accessed via car or footpath. Here there is a supermarket, convenience store, pet shop and homeware shop amongst other businesses.





There are several schools nearby including OFSTED rated 'Outstanding' Bourn Primary School (2.6miles), Monkfield Primary School (1.3 miles), Cambourne Village College (1.4miles) and Comberton Village College (5.8 miles).

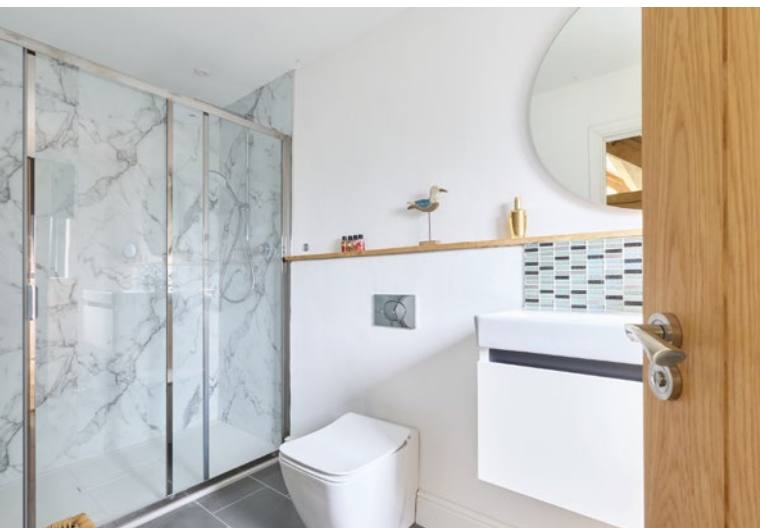
ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains drainage, water and electricity. Air source heat pump and largely underfloor heating throughout

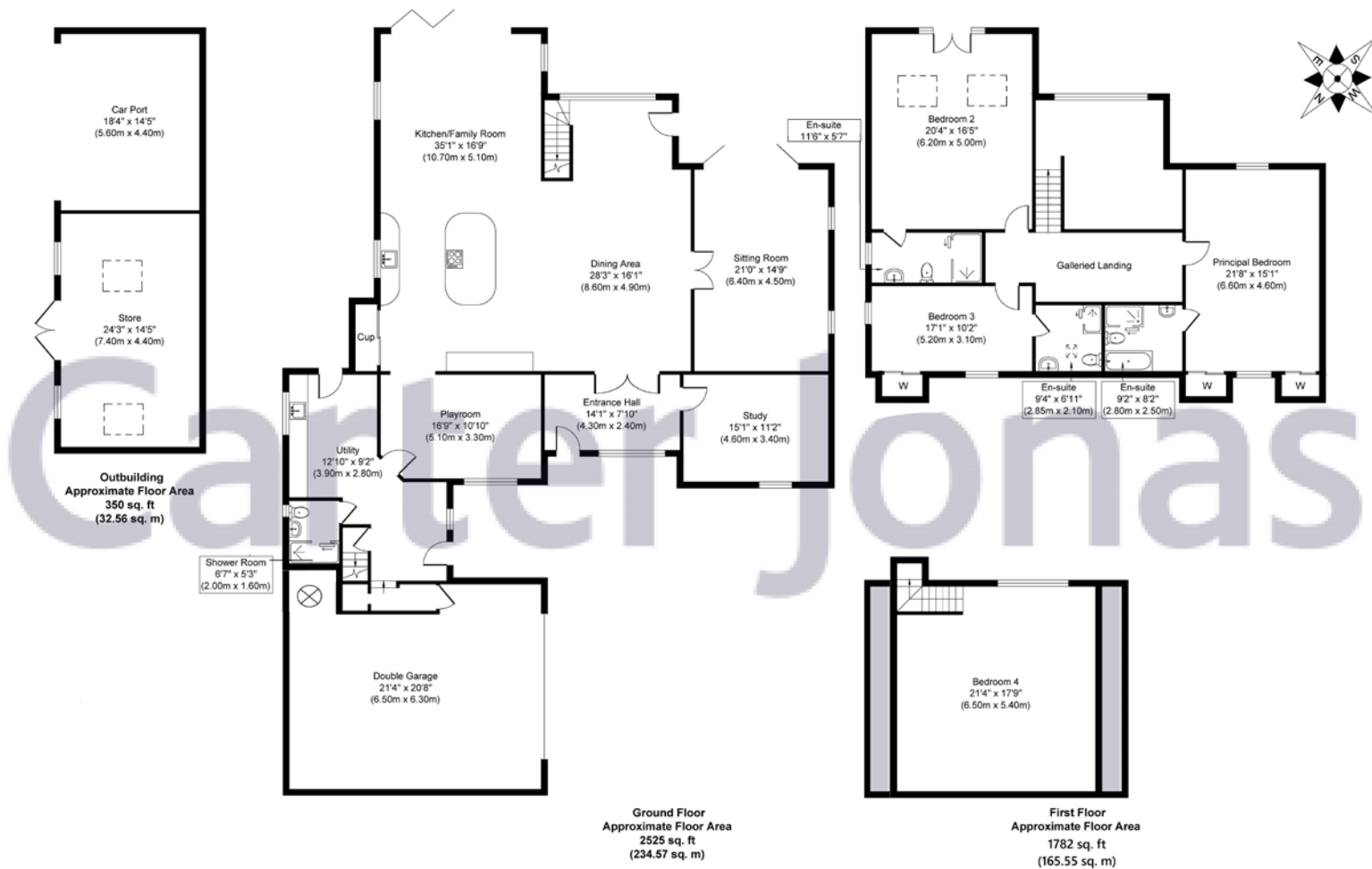
Local Authority: South Cambridgeshire District Council

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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