



**WILLOW TREE HOUSE**  
Church Lane, Kingston

**Carter Jonas**

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## **WILLOW TREE HOUSE, CHURCH LANE, KINGSTON, CAMBRIDGE, CB23 2NG**

- Cambridge City Centre - approx. 8 miles
- Addenbrookes Hospital - approx. 12 miles
- Royston Railway Station - approx. 11 miles

Large entrance hall • Sitting room • Dining room • Study  
• Kitchen/breakfast room • Utility room • 6 Bedrooms •  
2 Bathrooms & cloakroom • Gated driveway & double  
garage with workshop space • Beautifully landscaped  
gardens extending to around 0.5 acres • EPC rating D

### **DESCRIPTION**

Willow House Tree is an appealing, red brick modern home which has been extended and updated during the years by its current owners. The property offers very well-balanced, well-laid out and flexible accommodation, ideal for growing families.

On the ground floor are two large reception rooms both with doors to the garden, a study, a lovely kitchen-breakfast room with central island and also door out to the terrace and garden, and a cloakroom, all accessed from the welcoming, open entrance hall. There is also a useful utility room.

On the first floor are six bedrooms all with the most stunning outlooks, and two good-size bathrooms. One of the bedrooms is currently used as a home office. The house boasts plenty of storage and lots of natural light throughout.

### **OUTSIDE**

The property is approached over a gated driveway providing ample parking and leading up to the large double garage with integral workshop space at the rear. The house sits centrally on its established, mature plot with areas of lawn to the front and the rear. The gardens are beautifully maintained with some stunning shrubs and plants and offer excellent privacy, seclusion and tranquillity.

**A VERY ATTRACTIVE SIX-BEDROOM MODERN FAMILY HOME OFFERING OVER 2400SQFT OF WELL-LAID OUT ACCOMMODATION SET IN ALMOST HALF AN ACRE AND OCCUPYING A SUPERB EDGE-OF-VILLAGE POSITION WITH UNRIVALLED VIEWS OVER OPEN COUNTRYSIDE.**



Of particular note are the stunning far-reaching countryside views that can be enjoyed from the gardens and the house itself. The property is surrounded by undulating farmland and meadows on three sides with a back-drop of three village church spires. To the back of the house are areas for al-fresco dining and relaxation as well as a kitchen-garden, greenhouse and substantial garden shed.

#### LOCATION

Kingston is a very pretty and popular village situated in gently rolling countryside, just 8 miles south-west of Cambridge. There are local amenities in the neighbouring villages of Toft and Bourn including convenience stores, public house/restaurants, doctor's surgery, farm shop/café and primary schooling. Secondary schooling is available at the highly regarded Village College in nearby Comberton. For those needing to commute, there are very good road links via the M11, A14 and A505 as well as a mainline railway station in Royston, offering a fast and direct service into London Kings Cross. There is also a superb country club in Bourn with golf-course and heath-spa/gym with a bar and restaurant. There is also another golf close near Comberton and a highly regarded Indian restaurant in Eversden.

#### ADDITIONAL INFORMATION

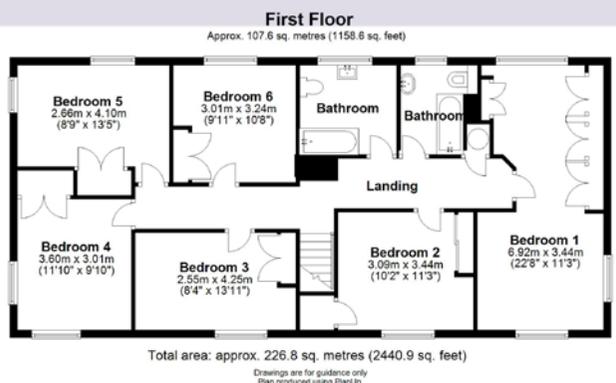
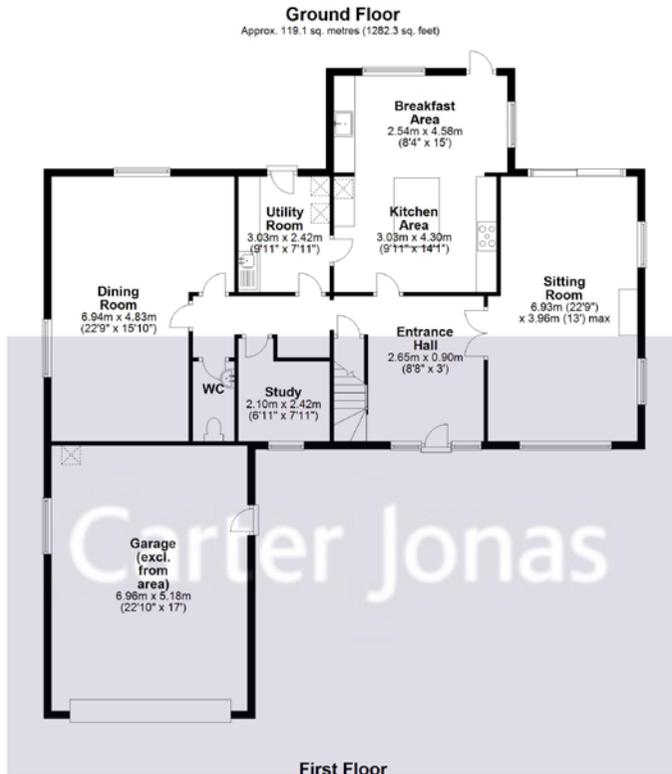
**Tenure:** Freehold

**Services:** Mains water, drainage, electricity & water

**Local Authority:** South Cambridgeshire District Council

**Viewings:** Strictly by appointment with the Selling Agents  
Carter Jonas 01223 403330





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	70	70
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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