



**WATERBEACH ROAD**  
Landbeach

**Carter Jonas**

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## **WATERBEACH ROAD, LANDBEACH, CAMBRIDGE, CB25 9FA**

- Cambridge City Centre - approx. 4.5 miles
- Waterbeach Railway Station - approx. 1.5 miles
- Cambridge North Railway Station - approx. 3.5 miles
- Cambridge Station - approx. 6 miles
- A14 - approx. 2.5 miles

4 Flexible reception rooms • Kitchen with views over the garden • Utility & cloakroom • 4 Double bedrooms • 2 Bathrooms (1 en-suite) • Lovely gardens & grounds extending to over 0.3 acres • Ample parking & double garage • EPC rating D

### **DESCRIPTION**

Far View Villa is a lovely example of a double fronted Victorian villa which has been sympathetically extended and updated by the current owners. Using some of the materials from the original house to add to the charming character of this appealing property, the end result is a beautifully proportioned family home with delightful, well-balanced and versatile accommodation extending to around 2200 sqft.

On the ground floor is an open plan kitchen/breakfast/dining room, with cast iron fireplace fitted with a gas fire, a family room/snug (currently used as a home office), a study/music room/library with glazed doors leading through to the sitting room. This bright room has an open fireplace, oak flooring and two sets of French windows opening to the terrace and garden.

On the first floor are 4 double bedrooms including a wonderful principal bedroom with Juliet balcony and en-suite shower room. The family bathroom has a roll-top bath and a separate shower.

**A BEAUTIFULLY RENOVATED AND EXTENDED FOUR BEDROOM PERIOD HOME OCCUPYING A DELIGHTFUL PLOT IN THIS CONVENIENTLY LOCATED VILLAGE.**



Far View Villa, named for its lovely open views, is a very practical home, ideal for family living and entertaining, full of natural light and elegant period features such as exposed floorboards, ceiling rose, cornicing and corbels.

### OUTSIDE

The property is approached over a gravelled turning and parking area leading through to the gated driveway which in turn leads to the detached garage workshop and log store. An attractive wrought iron fences runs across the front house with a gate opening to a terracotta tiled path leading to the front door. The gardens comprise a lawned area to the side of the drive with a secluded paved terrace, ideal for al-fresco dining and entertaining, along with a meadow and orchard extending to 0.33 acres, with various fruit trees including apple, plum, pear, damson and quince.

### LOCATION

The highly regarded village of Landbeach is located just north of the outskirts of the city with excellent access to the Science and Business Parks, Waterbeach railway station, the new Cambridge north railway station and the city centre. It is very convenient for those requiring commuter links to London and Cambridge and is also well positioned for access to the region's major road networks via the A14. The village also operates a regular bus service (bi-hourly) which is an extension of the Milton Park and Ride/City centre route. For those requiring schooling there is excellent provision, both primary and secondary, in nearby Waterbeach, along with Milton and Cottenham. In the village itself is very active social club in the village hall and the neighbouring village of Waterbeach (1 mile) offers further more varied local amenities, including mainline railway station, convenience stores, post office, pharmacy, public houses, fish and chip shop and a bakery and there is also a Tesco superstore in Milton.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services are connected. PV solar panels on the garage.

**Local Authority:** South Cambridgeshire District Council

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



## Landbeach

Approximate Gross Internal Area = 2180 sq ft / 202.5 sq m  
 Garage = 320 sq ft / 29.7 sq m  
 Store = 35 sq ft / 3.3 sq m  
 Total = 2535 sq ft / 235.5 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(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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