





## MILLS LANE, LONGSTANTON, CAMBRIDGE, CB24 3DG

- Cambridge - approx.10 miles
- St Ives - approx. 11 miles
- Guided Bus Route Station - approx.1.5 miles

Sitting room • Dining room • Kitchen/breakfast/diner  
• Utility • Cloakroom/WC • Home office/study/games  
room • 5 Bedrooms • 3 Bathrooms • Cart port garage  
& secure off-street parking • Landscaped gardens with  
terrace & outside kitchen • EPC rating C

### DESCRIPTION

3 Mills Lane is a hugely appealing and substantial modern home with characterful and bright accommodation extending to over 3400sqft laid out over three floors. The current owners have created a wonderfully free-flowing and versatile home with two reception rooms, a stylish vaulted kitchen/breakfast/diner with Nicholas Anthony kitchen and integrated appliances, perfect for everyday family gatherings, a useful utility room and large storage room along with a home office/study which could also be used as games room/additional bedroom/teenage "hangout". There are five double bedrooms, three with fitted wardrobes and three contemporary bathrooms located on the two upper floors. The attention to detail throughout the property is superb and includes oak flooring and stairwells and plantation shutters on most windows.

Viewing of this stunning property is highly recommended; it's the ideal family home situated in an enviable location.

**A SUPERB, DETACHED VILLAGE HOME WITH OVER 3400SQFT OF BEAUTIFULLY PRESENTED AND VERSATILE ACCOMMODATION OCCUPYING A DELIGHTFUL POSITION IN THIS POPULAR VILLAGE.**





## OUTSIDE

The property occupies a very pleasant position on the corner of Mills Lane and Woodside in a quiet and leafy residential area of the village. The secluded and thoughtfully landscaped gardens are predominantly to the rear of the house offering wonderful al-fresco dining and entertaining areas and various seating areas taking full advantage of the south-westerly aspect. The gardens, with irrigation system and water feature, are planted with various flowering shrubs providing all round colour and There is also an outside kitchen with barbeque area, ice box and sink. Accessed from Woodside is an vehicular gate opening to the secure parking area for several cars and giving access to the double car port.

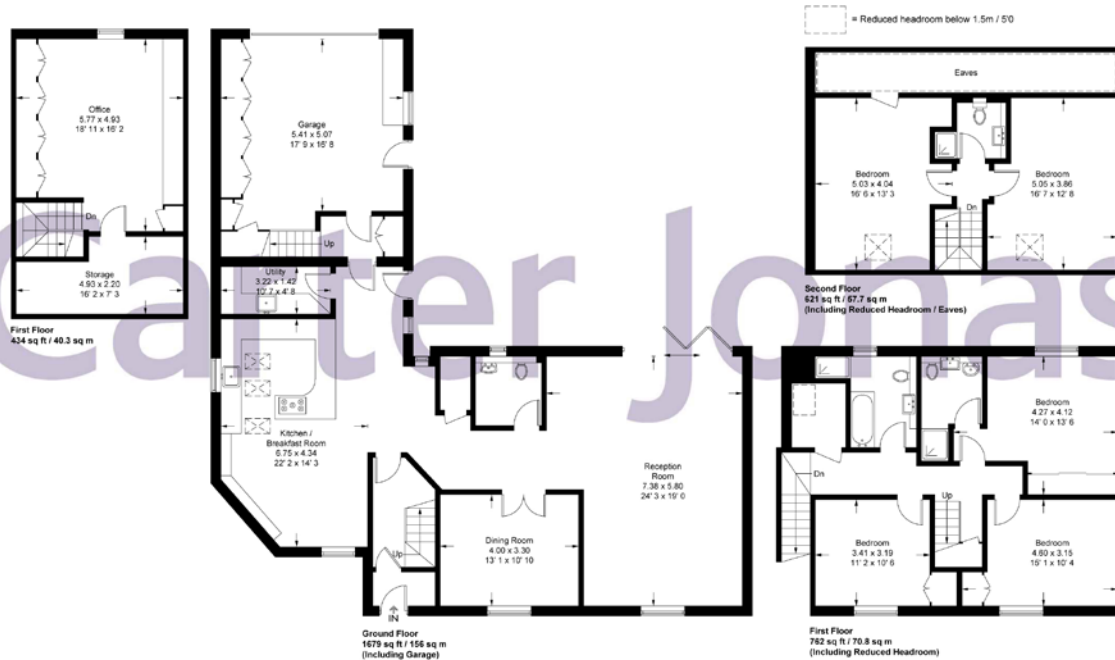
## LOCATION

Longstanton is an attractive and well-served village situated approx 10 miles from Cambridge. The village itself offers varied local amenities including a general store/post office, a dentist and a doctor, a public house and a recreation ground. Further facilities can be found in the neighbouring village of Willingham as well as a Tesco superstore in nearby Bar Hill. Schooling requirements are also well catered for with a primary school in the village with secondary schooling at the highly regarded Swavesey Village College and new school in Northstowe. For the commuter there is easy access to the A14 and M11 (N&S) along with the guided bus route station (between Longstanton and Willingham) providing a regular service to Cambridge and St Ives.



## Mills Lane

Approximate Gross Internal Area = 3385 sq ft / 314.5 sq m  
(Excluding Reduced Headroom / Eaves / Including Garage)  
Reduced Headroom / Eaves = 111 sq ft / 10.3 sq m  
Total = 3496 sq ft / 324.8 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	81
(55-68) <b>D</b>		
(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	

Cambridge South 01223 403330

cambridgesales@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.