



WOODLANDS PARK, GIRTON, CAMBRIDGE, CB3 0QB

- Cambridge City Centre - approx. 3.5 miles
- Cambridge North Railway Station - approx. 4.5 miles
- A14 Access - approx. 1 mile

Driveway parking • Loft room / studio room • South facing rear garden • Five bedrooms • Four reception rooms • Two rear garden outbuildings • EPC rating B

DESCRIPTION

The well-proportioned and versatile accommodation measures in excess of 1,800 sq.ft and comprises an entrance hall, four reception rooms, a kitchen/dining room, five bedrooms, two bathrooms and a sizeable loft room. The general setting and outside space are hugely impressive with the front aspect offering a paved driveway and small lawn with the south-facing rear garden being a particular asset with its generous size and established country feel.

The entrance hall is spacious and inviting with downstairs storage. There are three reception rooms including a sitting room, dining space/snug and study. The sitting room enjoys a bay-window to front aspect and a gas fireplace. The snug too has a gas fireplace and sliding doors leading to the conservatory. The kitchen/dining room offers ample dining space and a door leading to the rear garden. Lastly, there is a shower room/utility room.

A substantial first floor offers four double sized bedrooms and a further fifth single bedroom. There's a large family bathroom and a further separate WC and sink.

A PARTICULARLY SPACIOUS FIVE-BEDROOM HOUSE BOASTING A HUGE POPULAR POSITION IN THE THRIVING CAMBRIDGE VILLAGE OF GIRTON.



The second floor is a converted loft which runs the full width of the building.

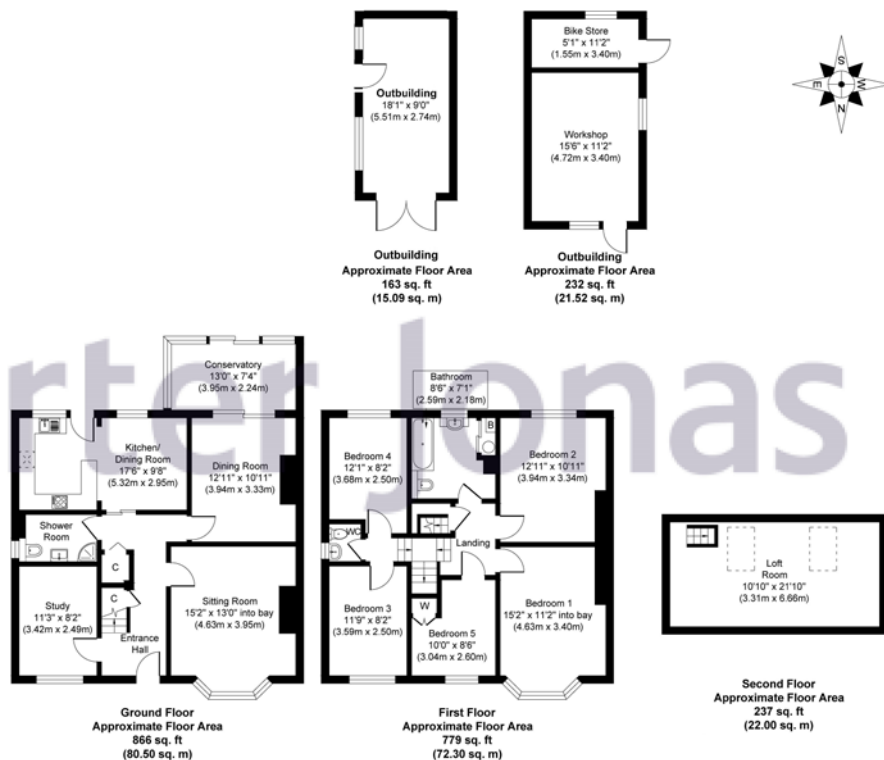
OUTSIDE

The front aspect offers paved driveway parking with a small lawn beside and a wonderful selection of mature shrubs and plants. The rear garden is the epitome of a country garden being predominately lawned and boasting a selection of fruit trees and plants including grape, fig, apple and pear. Being almost directly south facing, the garden benefits from a largely sunny aspect but with a number of areas sheltered by established trees. Many specimen plants offer bursts of colour throughout the year. There are two outbuildings, one of which is utilised as a workshop and the other a garage/store. There is rear access at the end of the garden which is largely suitable for on-foot access.

LOCATION

Woodlands Park is a very pleasant, residential cul-de-sac conveniently located within easy reach of the varied amenities Girton village has to offer. It is also conveniently located for access to Cambridge city centre with a regular bus service and a dedicated cycle path. Girton is a very popular and thriving village with excellent local facilities including a convenience store, public houses, schooling and a recreation ground as well as village societies and clubs. The property is in the catchment area for Impington Village College which was awarded the Sunday Times UK Comprehensive school 2025. Further amenities are available in nearby Eddington including schooling, a large supermarket, restaurant and coffee shops. There is also independent schooling in Cambridge itself and a Park and Ride within easy reach. For those needing to commute by road, the property is situated within easy reach of the A14 and the M11 (south) and for travelling by train, the new station at Cambridge North is only 4.5 miles away.





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92+	A		
81-91	B	83 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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