



221 sqm / 2378 sqft

0.47 acre / 0.19 ha

Detached house

5 bed, 5 recep, 3.5 bath

Driveway parking

1960

EPC - D / 57

Council tax band - F

Royston Road

A 5 bedroom, 3 bathroom detached house of 221 sqm / 2378 sqft, standing centrally to a 0.47 acre plot with open land to the front, rear and side.



Guide Price
£685,000



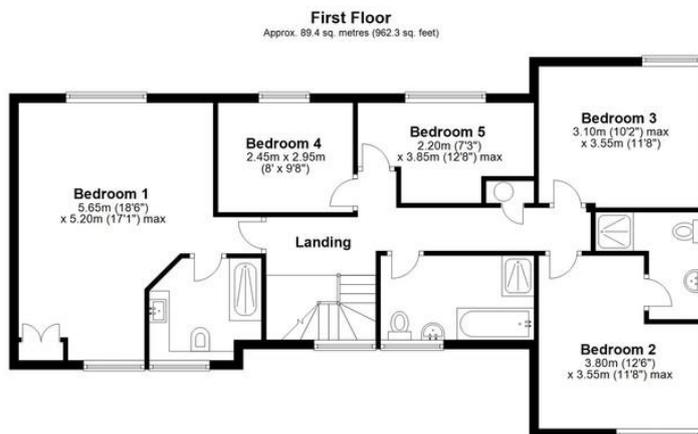
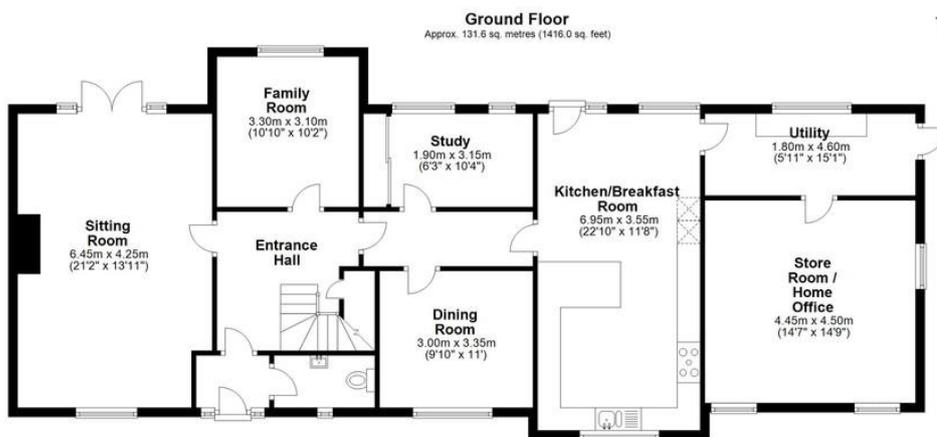
The house stands at the south edge of the village, bordered by a stream to one side and with open land to the front, side and rear.

It has been extended and improved into a superb family home with extensive accommodation and lots of light. The kitchen has been refitted to a very high standard with stone worksurfaces and numerous integrated appliances including Miele ovens. The front-to-rear sitting room has a wood burning stove in a handsome stone fireplace. The former double garage is used by the current owners as a large store room, but the previous owner used it as an office so it is well-equipped with power and light and could work as a games room or similar.

The first floor has five bedrooms, including two with en-suite shower rooms, plus the main bathroom. Even the landing is pleasingly light with open views.

The house is almost central to its near half-acre plot with extensive parking and lawned gardens to the front, a wide side garden and a broad rear garden with a large paved terrace. A gate at the back of the garden leads out to a network of public footpaths that head out into the countryside across to Bourn and Cambourne.

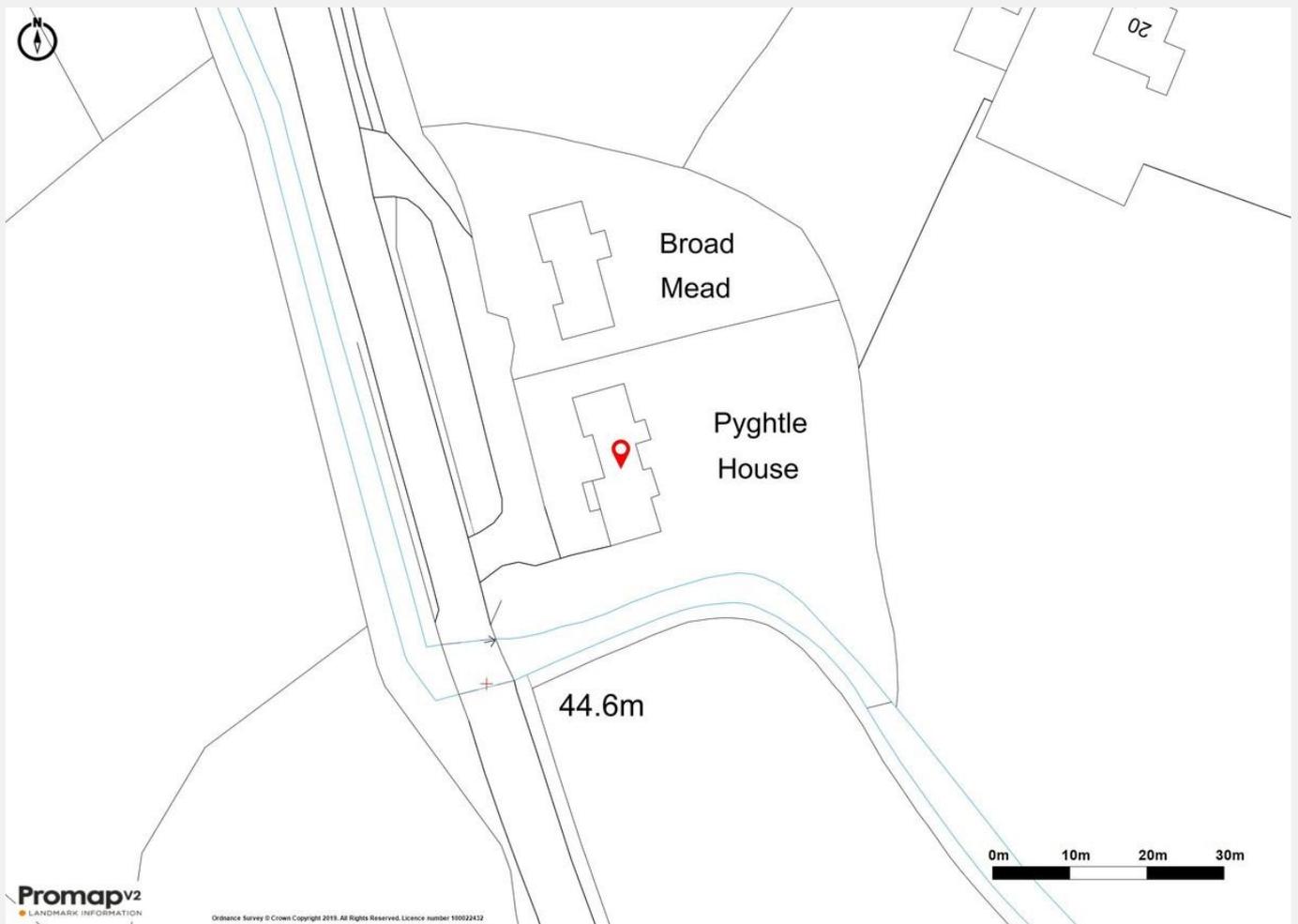




Total area: approx. 221.0 sq. metres (2378.3 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.

Total area:
Approx. 221 sqm
(2,378 sqft)



Caxton is a small, attractive village about 10 miles west of the city boundary with easy access along the A428. It is surrounded by open countryside yet easily accessible and about equidistant from Cambridge, St Neots and Royston all of which have an excellent train service to London. The village is bypassed by the A1198, meaning it carries limited through-traffic.

It is within the catchment of the Ofsted 'Outstanding' rated primary school at neighbouring Bourn which feeds the high-achieving Comberton Village College and there is a similarly well rated nursery and in Bourn also.

Further day-to-day facilities, including a major supermarket can be found in the next, larger village of Cambourne, the centre of which is less than 2 miles by car or 1.5 on foot.

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