



## WILLOW GROVE, LODE, CAMBRIDGE, CB25 9EL

- Cambridge City Centre – approx. 6 miles
- Cambridge North Railway Station – approx. 6 miles
- A14 (Junction 35) – approx. 2.5 miles

Sitting room • Family room • Dining room • Kitchen/ breakfast room • Utility & separate cloakroom • 4 Bedrooms • 2 Bathrooms • Secluded south-west facing garden • Garage & driveway parking • EPC rating D

### DESCRIPTION

Forming part of a tucked away and peaceful residential cul-de-sac at the end of the village, the property is an attractive four bedroom detached home, ideal for growing families.

The accommodation is bright and spacious and is very well-balanced on both floors with three versatile reception rooms, a stylish kitchen/breakfast room, as well as a utility and separate cloakroom on the ground floor, along with four good-size bedrooms and two bathrooms on the second floor.

There are excellent levels of natural light throughout along with a very appealing and contemporary finish.

### OUTSIDE

The property is approached over a brick paved driveway providing parking for 2/3 cars and leads to the garage. There are well-tended lawned areas to either side of the driveway and fencing and established planting. The rear gardens, which can be accessed from both the kitchen and the family room, are delightfully secluded and offer a lovely spot for al-fresco dining etc. They are laid to lawn with paved areas and planted borders and raised beds.

**A DELIGHTFULLY LOCATED, EDGE OF VILLAGE MODERN, DETACHED FAMILY HOME WITH OVER 1700SQFT OF VERY WELL-PRESENTED AND BRIGHT ACCOMMODATION WITH EXCELLENT ACCESS TO LOCAL AMENITIES, SCHOOLING, THE CITY CENTRE AND ROAD/RAIL LINKS.**



## LOCATION

Lode is a pretty and popular village, situated just 6 miles from Cambridge city centre with a thriving community with weekly/monthly events such as coffee mornings, fetes, exercise classes etc. It is the home of Cambridge Polo Club and is surrounded by pleasant countryside. There is also an active tennis club which all village residents automatically become members. It is very conveniently located for access to the city as well as the Science and Business Parks in the area. There are local amenities in the nearby villages of Bottisham including convenience store, chemist, restaurants & public house and doctors' surgery. Schooling for all ages is also available in Bottisham with a primary school and the highly regarded Bottisham Village College along with a leisure centre. For those needing to commute, there is easy access to major road networks via the A14 along with the new mainline railway station on the northern fringes of the city. There is also the Park and Ride bus service on Newmarket Road. The location is perfect for dog-walking – there is no need to get into the car and local walks include routes to the river, Quy and Horningsea. There are also footpaths across to the lovely Anglesey Abbey and its beautiful gardens and grounds.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All main services are connected. Solar panels.

**Local Authority:** South Cambridgeshire District Council

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

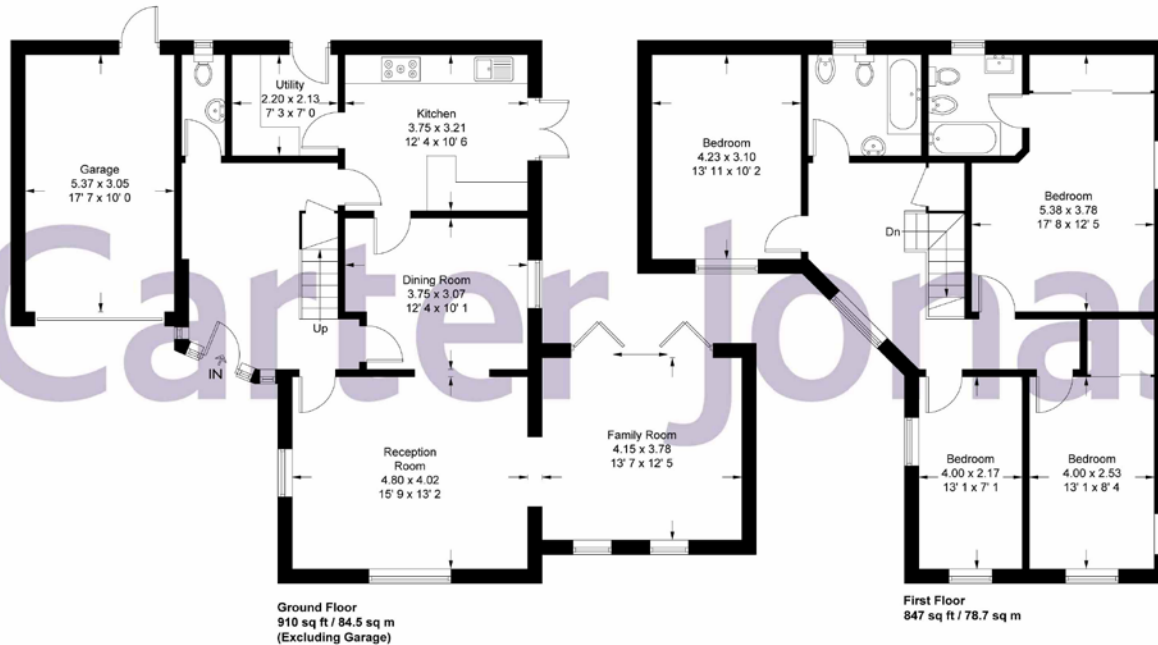


## Willow Grove

Approximate Gross Internal Area = 1757 sq ft / 163.2 sq m

Garage = 180 sq ft / 16.7 sq m

Total = 1937 sq ft / 179.9 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>		<b>81</b>
(55-68) <b>D</b>	<b>68</b>	
(38-54) <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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