



Orchard Way, Lower Cambourne, Cambridgeshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

15 Orchard Way
Lower Cambourne
Cambridge
Cambridgeshire
CB23 5BN

A handsome modern 6 bedroom detached family home located in an exclusive cul de sac close to local amenities

Cambourne High 0.5 mile, Cambridge 10.8 miles, St. Neots mainline station 8.6 miles (London Kings Cross 38 minutes), A14 (Jct. 23) 7.2 miles, M11 (Jct. 13) 7.4 miles, A1 (Brampton) 11.1 miles, London Stansted Airport 36.1 miles, central London 58.8 miles

Reception hall | Sitting room | Study
Office | Garden room | Kitchen/breakfast/dining room | Utility room | Cloakroom | Principal bedroom with dressing room and en suite bathroom | 5 Additional bedrooms, 1 en suite Family bathroom | Garden | Double garage

EPC rating C



The property

15 Orchard Way is an imposing part-rendered and weatherboarded double-fronted property built in the Georgian style with a wealth of sash glazing, in all providing more than 2,800 sq. ft. of light-filled flexible accommodation arranged over two floors. Configured to provide a stunning family and entertaining space, the ground floor accommodation flows from a welcoming wooden-floored reception hall with useful storage and cloakroom. It comprises a spacious sitting room with bi-fold doors to the rear terrace, together with well-proportioned study and office rooms. The ground floor accommodation is completed by a large 26 ft. kitchen/breakfast/dining room with feature exposed brick wall which provides a range of bespoke contemporary wall and base units including a large central island with breakfast bar, modern integrated appliances including a wine chiller, a dining area with space for a sizeable table and a useful neighbouring fitted utility room. From the kitchen, bi-fold doors open to a contemporary garden room with fully-glazed walls incorporating patio doors to all three aspects,

On the first floor the property offers a spacious principal bedroom with fitted dressing room and modern en suite bathroom, an additional double bedroom with built-in storage and modern en suite shower room, four further well-proportioned bedrooms and a contemporary family bathroom.

Outside

Set behind wrought iron railings and having plenty of kerb appeal, the property is approached over a gravelled driveway with a turning circle allowing parking for up to 8 cars. This leads to a detached weatherboarded double garage with block-paved parking area and an internal door to the rear garden.

The well-maintained enclosed garden is laid mainly to level lawn bordered by mature shrubs and trees and features a front aspect decked seating area and a large wraparound rear aspect

decked terrace, both ideal for entertaining and al fresco dining.

The Location

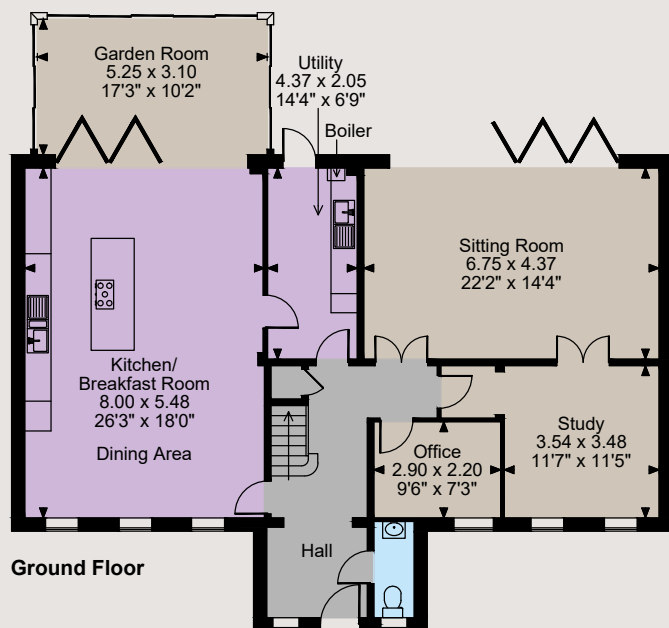
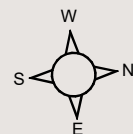
Set adjacent to the orchard which gives the road its name, in turn forming part of Cambourne Nature Reserve with its fishing lake, the property is in a quiet setting in Lower Cambourne which, together with neighbouring Great and Upper Cambourne, comprises the thriving community of Cambourne. The village provides an excellent range of day-to-day amenities including a wide range of independent shops, a flagship Morrison's store with petrol station and café, hotels, restaurants, a coffee shop, public house, building society, dentist, health centre, pharmacy, dry cleaner, library, police and fire stations. The village lies on the A428 between St. Neots and Cambridge, both of which have mainline stations with regular trains to London in less than an hour and offers easy access to major road routes including the M11, A14 and A1. Nearby Cambridge, described as one of the "most beautiful cities in the world" by Forbes in 2010, offers an extensive selection of high street and independent shopping, cafés, bars, restaurants and leisure amenities.

The area offers a wide range of state primary and secondary schooling including Cambourne Village College (rated Outstanding by Ofsted) together with a good selection of independent schools including St. John's College, King's College, CATS Cambridge, The Leys and Heritage.

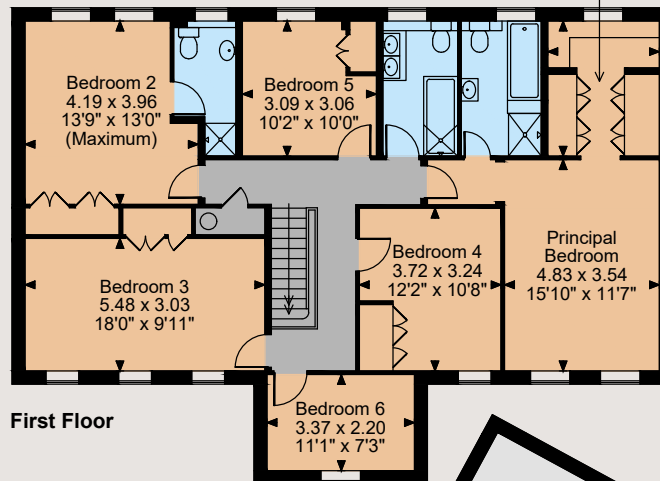




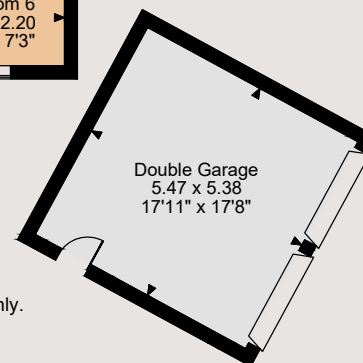
Floorplans
House internal area 2,836 sq ft (263 sq m)
For identification purposes only.



Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From Strutt & Parker's office, head to The Fen Causeway, after 1.3 miles at the roundabout take the 1st exit onto Madingley Road, then after 3 miles at the roundabout take the 2nd exit onto the A428. After 4 miles take the exit Bourn/Cambourne then at the roundabout take the 1st exit onto Cambourne Road. At the roundabout take the 2nd exit onto Broad Street, turn right onto School Lane, then turn left onto Orchard Way. The property can be found on the right.

General

Local Authority: South Cambridgeshire District Council

Services: Mains electricity, gas, water and drainage

Council Tax: G

Tenure: Freehold

Guide Price: £1,350,000

Cambridge

66-68 Hills Road, Cambridge CB2 1LA

01223 459 500

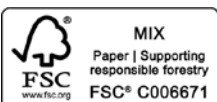
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