



## Ermine Street, Caxton, Cambridge, Cambridgeshire

**£715,000**

An exceptional Grade II listed period residence of approximately 3,000 sq.ft, plus swimming pool and timber outbuildings, all set in over 0.5 acres. Highly desirable village, versatile 4-6 bedroom layout with abundant charm, character and further potential.



**SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES**



## GENERAL DESCRIPTION

Dales & Shires Estate Agents are delighted to offer for sale this exceptional Grade II listed family residence. A real hidden gem, oozing period charm and character, this much loved and locally admired home sits within a large plot of over 0.5 acres and provides spacious & very versatile accommodation, superb privacy, lifestyle and home working options. There is a covered swimming pool and extensive timber outbuildings, which now offer great scope for updating, improvement or conversion (subject to planning) for a variety of uses. Located in this highly desirable and very convenient village. Offering approximately 3,000 sq.ft. of very versatile accommodation, with 4-6 bedrooms, 3 main reception rooms, 3 bath/shower rooms and scope for home offices and annex accommodation. Externally there is plentiful parking, seating areas, extensive lawns and mature foliage. Features include: Exposed beams, light rooms, 2 impressive inglenook fireplaces, enchanting nooks and crannies and oil central heating. Purchased and much improved by the current owners in 2001 it is priced realistically to reflect the opportunity for new buyers to further enhance and adapt this wonderful home to their own tastes and requirements. We anticipate this property will appeal to a variety of discerning buyers and we advise an early viewing to appreciate the location, size, grounds, privacy, potential, character and layout.

## LOCATION

The property is located in the highly desirable and conveniently located village of Caxton, 11 miles west of Cambridge. Caxton boasts numerous amenities, and along with other nearby villages there is a wide array of shops, pubs, restaurants, recreational facilities and schools. For schooling, the house is in the catchment area for Bourn Primary (one of the top rated primary schools in the country) and Comberton School (a very highly rated secondary school). There is convenient access into Cambridge, Cambourne, St Neots, Royston and Huntingdon, with their excellent further choice of shops, restaurants, bars, pubs, entertainment venues, tourist attractions and recreational facilities. Popular with residents and tourists, this area is an ideal base to explore the beautiful surrounding countryside, with its many public footpaths, cycle ways and bridle paths. Transport links are excellent with the A428, A14 and M11 nearby, and St Neots (8 miles away) also offers a 40 minute fast train connection to London Kings Cross, making this an ideal home for commuters.

## DIRECTIONS

Sat Nav location: CB23 3PQ.

## GROUND FLOOR

**Lounge** 17' 2" x 14' 1" (5.23m x 4.29m) plus bay and fireplace.

Spacious and light. Large inglenook fireplace. Staircase and front bay window.

**Dining Room** 16' 8" x 14' 3" (5.08m x 4.34m) plus bay and fireplace.

Spacious formal dining room with large inglenook fireplace. Front bay and side windows.

**Breakfast Kitchen** 17' 2" x 14' 0" (5.23m x 4.26m)

Ample dining space, fitted units & work surfaces and Aga. Front & side windows and doors to lounge and rear hall.

**Bathroom (GF)**

Fitted bath suite with separate shower cubicle.

**Garden Room** 19' 8" x 10' 6" (5.99m x 3.20m) max.

Versatile and light room with full width windows and double doors onto the patio.

**Family Room** 22' 9" x 14' 0" (6.93m x 4.26m)

Very spacious family room with high vaulted ceiling with exposed beams. Plentiful natural daylight with windows to two sides. Double doors to the patio.

**Studio** 13' 8" x 11' 9" (4.16m x 3.58m) max.

Versatile room with windows to two sides. Ideal as a hobby room, guest bedroom or as part of an annex adaptation.



**Bedroom Five / Den** 14' 2" x 13' 0" (4.31m x 3.96m) max floor area.

Accessed via a paddle staircase this first floor room is separate to the rest of the 1st floor and would make an ideal bedroom, guest room, music room or den.

**Shower Room (GF)**

Accessed off the family room and fitted with a modern shower suite.

**FIRST FLOOR**

Central landing with storage.

**Bedroom One** 16' 8" x 14' 1" (5.08m x 4.29m) max floor area.

Large double bedroom with windows to the front and side. Feature fireplace.

**Bedroom Two** 16' 11" x 14' 3" (5.15m x 4.34m)

Large double bedroom with front and rear windows.

**Bedroom Three** 14' 5" x 13' 5" (4.39m x 4.09m)

Double bedroom with windows to two sides.

**Bedroom Four** 14' 6" x 8' 2" (4.42m x 2.49m) max.

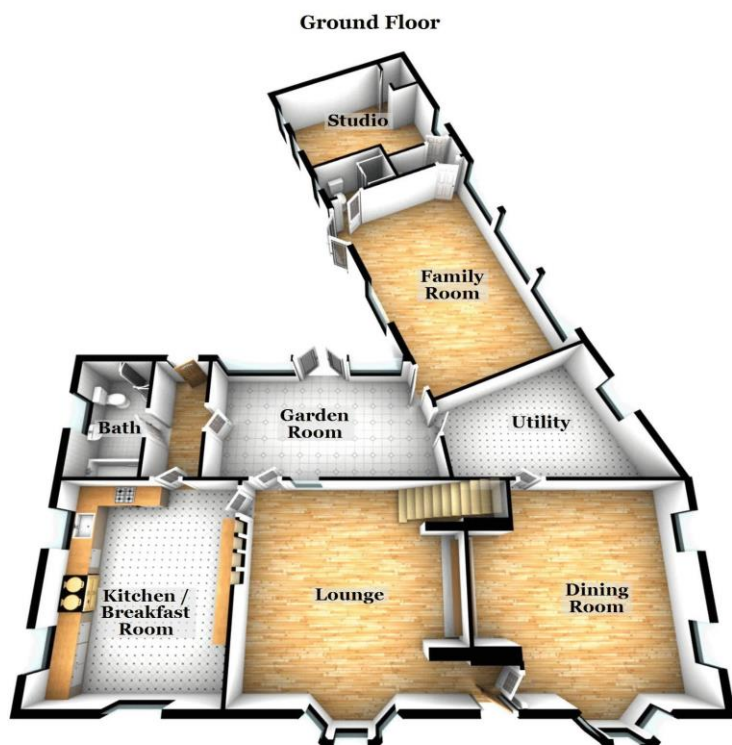
Good sized bedroom with front window.

**Bathroom**

Fitted bath suite and rear window.

**SWIMMING POOL**

Externally accessed, this raised and covered pool house has sliding doors, pump and provision for installing upgraded heating facilities. The pool is 30 feet long with ample poolside areas for seating and loungers.







## OUTBUILDINGS

Attached to the rear of the house are a line of timber outbuildings. Now in need of repair they offer great further potential and a sizable footprint should buyers wish to explore options with them (subject to any required planning). There is also a more recently constructed detached garage in good condition.

## OUTSIDE

Tall laurel screening hedge to the front, front gardens and a gated side driveway. Once at the rear there is a large and private gravelled parking area and patio/seating area which is ideal for entertaining. The grounds continue onto large lawns, with planted beds, mature shrubs and trees providing excellent privacy and a haven for birds and wildlife.

## AGENT'S NOTES

Due to the angles, room shapes, some sloped roof lines measurements are for guidance only.

**Tenure:** Freehold.

**Council Tax Band:** F.

These details were prepared / amended on: 10/06/2018

## AGENT'S DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
4. Photos, floorplans & images are the copyright & property of Dales & Shires Ltd. and may not be reproduced or used in any way by anybody else without our expressed permission.
5. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Purchasers must satisfy themselves by inspection, survey, specialist report or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
6. No person in the employment of Dales & Shires has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of the vendor.

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## Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.



Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
Current	Potential		Current	Potential	
<b>EPC NOT REQUIRED</b>					
<small>England &amp; Wales EU Directive 2002/91/EC</small>			<small>England &amp; Wales EU Directive 2002/91/EC</small>		

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