



# Cambridge Road

Wimpole, Royston,  
Cambridgeshire, SG8 5QB  
Freehold - OIRO £700,000

country  
properties

A unique opportunity to purchase this detached 4 bedroom home (with integral annexe) situated on a substantial plot with planning permission granted for a new 3 bedroom residence and double garage adjacent! As you approach this property there is a large driveway with electronically controlled double gates and intercom system, creating ample parking spaces, overall privacy and convenience. Cambridge Road comprises of; entrance hallway, lounge, dining room, kitchen, conservatory, cloakroom, two bedrooms and shower room to the ground floor and two further bedrooms and family bathroom to the first, with a spacious landing overlooking scenic open fields to the rear.

This flexible residence can easily be adapted to meet the specific needs of numerous different buyers, with its sizeable ground floor space and annexe accommodation with separate kitchen facilities, this is ideal for a multi-generational household or lodger. Externally, this home has a generous garden to the rear and benefits from having direct access to several thousand acres of National Trust land which is part of the historic Wimpole Estate. Not only would this superb property appeal to someone looking to develop the plot further, but also be the perfect home for dog lovers or simply anyone who enjoys countryside walking!

- Detached home on a substantial plot
- Annexe space to ground floor
- Open views across Wimpole estate
- Utility room & conservatory
- Planning permission granted for additional detached 3 bedroom house & double garage
- Council Tax band E / EPC rating E



## Accommodation

### Hallway

Stairs rising to the first floor, under stairs storage cupboard.

### Lounge

18' 0" x 11' 5" (5.49m x 3.48m)

Double glazed window to the rear aspect, double glazed window to the side aspect, sliding door to rear garden, radiator, access to :-

### Dining Room

11' 4" x 11' 1" (3.45m x 3.38m)

Double glazed window to the rear aspect, radiator.

### Kitchen

11' 5" x 9' 6" (3.48m x 2.90m)

Double glazed window to the rear aspect, range of wall mounted and base level units with work surface over and inset sink, partially tiled walls, wall mounted boiler, radiator, tiled flooring, access to conservatory and rear garden.

### Conservatory

10' 3" x 9' 7" (3.12m x 2.92m)

Double glazed windows, French doors to garden, access to kitchen.

### Bedroom Three

11' 9" x 10' 11" (3.58m x 3.33m)

Window to the front and side aspect, radiator, vinyl flooring.

### Integral Annexe

#### Entrance

The annexe space is connected to the main house on the ground floor via a lockable door from the entrance hallway.

#### Bedroom Four

12' 10" x 10' 10" (3.91m x 3.30m)

Double glazed window to the front aspect, tiled flooring, radiator, door to garden.

#### Shower Room

Tiled flooring, WC, wash hand basin, shower cubicle, window to the front aspect.



## Utility Room

Range of storage cupboards with work surface over and inset sink with drainer, space and connection for electric cooker, space and plumbing for a washing machine, radiator, tiled flooring, window to the front aspect.

## First Floor

### Bedroom One

14' 10" x 10' 0" (4.52m x 3.05m)

Window to the front aspect, radiator, carpeted.

### Bedroom Two

9' 9" x 9' 1" (2.97m x 2.77m)

Window to the rear aspect, radiator, carpeted.

### Bathroom

Double glazed window to the side aspect, WC, wash hand basin, shower cubicle, bath, airing cupboard, fully tiled to walls and floor.



## External

### The Grounds

A substantial plot laid to lawn with an array of trees, shrubs and fence boundaries, private driveway providing off road parking for multiple vehicles with electrically operated gated entrance with intercom system, direct access to several thousand acres of National Trust land which is part of the historic Wimpole Estate.

### Single Garage

18' 0" x 9' 1" (5.49m x 2.77m)

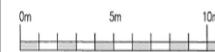
### Double Garage

19' 0" x 18' 8" (5.79m x 5.69m)

## Agent's Notes

### Planning Permission

Planning permission has been granted for an additional 3 bedroom detached dwelling and double garage - reference 24/01178/FUL



1:100 Scale

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Date: \_\_\_\_\_  
By: \_\_\_\_\_  
For: \_\_\_\_\_





Approximate Gross Internal Area  
 Ground Floor = 94.3 sq m / 1,015 sq ft  
 First Floor = 43.2 sq m / 465 sq ft  
 Garages = 48.2 sq m / 519 sq ft  
 Total = 185.7 sq m / 1,999 sq ft  
 (Excluding Eaves)

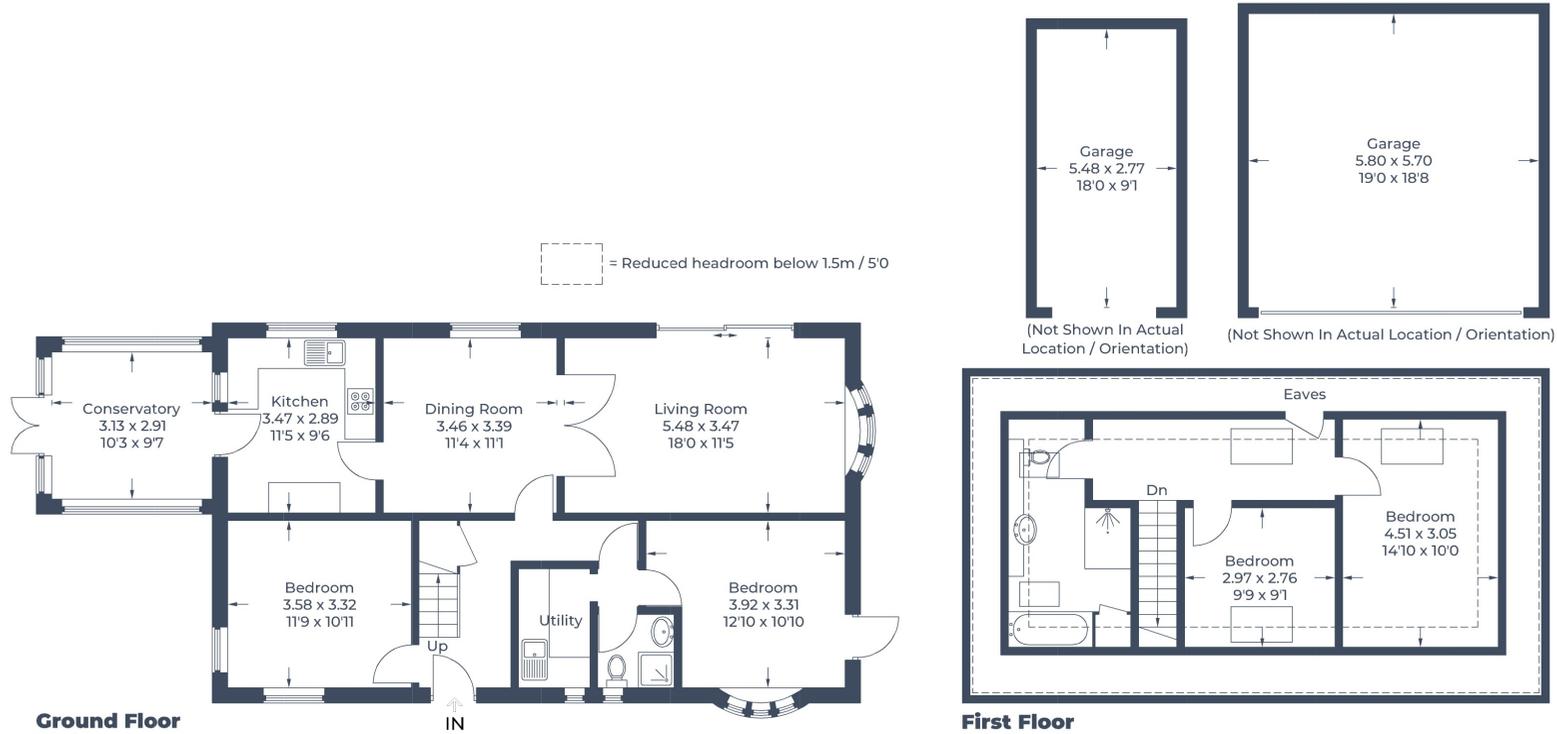
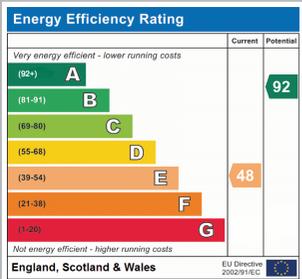


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Viewing by appointment only

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