



28 Ermine Street, Caxton, Cambridge. CB23 3PQ

£900,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Bowdens Estate Agents are proud to present this truly exceptional four-bedroom executive residence, located in the peaceful and highly regarded village of Caxton, just moments from the vibrant community of Cambourne. Offering an impressive 241m² (2,594 sq ft) of beautifully designed living space, this home is a rare opportunity for those seeking a blend of luxury, comfort, and lifestyle. From the moment you arrive, the sense of space and prestige is clear. The property occupies a generous plot with ample off-street parking and enjoys a discreet position that offers both privacy and convenience. Inside, the home has been thoughtfully arranged to create a flowing layout, perfectly suited to both family living and entertaining. The ground floor welcomes you with three versatile reception rooms, providing space for formal dining, relaxed family gatherings, and quiet retreats. The interiors are styled in a modern décor, with clean lines and elegant finishes that allow natural light to flood throughout. A dedicated home gym adds to the practicality and appeal of this residence, making it ideal for busy professionals or those with active lifestyles. Upstairs, there are four expansive double bedrooms, each designed with comfort in mind, and two well-appointed bathrooms that serve the household with ease. The proportions of the home offer a true sense of grandeur, with rooms that feel both welcoming and impressive in scale. The lifestyle features of this property truly set it apart. Stepping outside, you are greeted by a private swimming pool that promises endless enjoyment during the warmer months. Beside it, the pool house has been transformed into a stylish games and leisure room – a perfect place for entertaining guests, hosting parties, or creating a family hub for fun and relaxation. The garden itself is generous in size, offering plenty of outdoor space for children to play, alfresco dining, or simply unwinding in the peaceful surroundings. Caxton is a quintessential Cambridgeshire village, offering a quiet rural setting while remaining incredibly well connected. The nearby town of Cambourne provides excellent schools, everyday shopping, and leisure facilities, while Cambridge is just a short drive away, making commuting and cultural pursuits easily accessible. For those seeking a prestigious family home that offers not only generous accommodation but also an enviable lifestyle, this residence represents an outstanding choice. This is more than a house; it is a home designed for living, entertaining, and enjoying to the fullest. Viewings are highly recommended to appreciate the scale, quality, and unique features on offer.

FEATURES

- Four bedroom detached home
- Swimming pool
- Three reception rooms
- Home Gym
- Two bathrooms
- Good size plot
- Modern family home



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

2.24m x 2.24m (7' 4" x 7' 4") Staircase to first floor with understairs storage.

Second reception room.

5.11m x 3.69m (16' 9" x 12' 10" 8") Window to front.

W/C

1.26m x 1.32m (4' 2" x 4' 4") Two piece suite with W/C, hand wash basin.

Gym

6.15m x 4.46m (20' 2" x 14' 8") Substantially sized room, being used as a gym. Window to side.

Study

2.61m x 3.53m (8' 7" x 11' 7") Door to garden.

Kitchen/ Dining Room

5.27m x 6.01m (17' 3" x 19' 9") Fitted with a matching base and eye level units, 1 and a half sink, range cooker with extractor hood, integrated dishwasher and integrated fridge/freezer, centre island with breakfast bar, Windows to rear, French doors to garden.

Utility

5.07m x 2.43m (16' 8" x 8' 0") Fitted with matching base level units, space for washing machine & tumble dryer, door to garden. Window and door to side.

Living Room

3.59m x 5.28m (11' 9" x 17' 4") Doors to garden.

First Floor

Landing

9.37m x 1.23m (30' 9" x 4' 0") Windows to front and rear.

Bedroom 1

4.97m x 4.85m (16' 4" x 15' 11") Windows to rear, fitted wardrobes.

En-Suite

2.68m x 4.02m (8' 10" x 13' 2") Four piece suite with shower, freestanding bath, W/C and hand wash basin with storage, heated towel rail. Windows to front.

Bedroom 2

4.22m x 4.78m (13' 10" x 15' 8") Windows to front and side.

Bedroom 3

3.59m x 3.62m (11' 9" x 11' 11") Window to rear.

Bedroom 4

3.83m x 3.44m (12' 7" x 11' 3") Window to side.

Bathroom

3.83m x 3.44m (12' 7" x 11' 3") Four piece suite with double shower, hand wash basin, bath, heated towel rail.

Outside

The garden is mostly lawn with trees, shrubs plus paved patio area. The property has approximately 0.5 acres.

Swimming Pool

Heated outdoor swimming pool.

Pool Room

Independent pool room building. Fitted kitchen with base units, sink, integrated oven and hob and extractor fan. Windows to rear, french doors to garden and swimming pool. Shower room with shower, hand wash basin, W/C, heated towel rail.

Parking

Good sized driveway with ample parking.

AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce photographic and proof of address identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

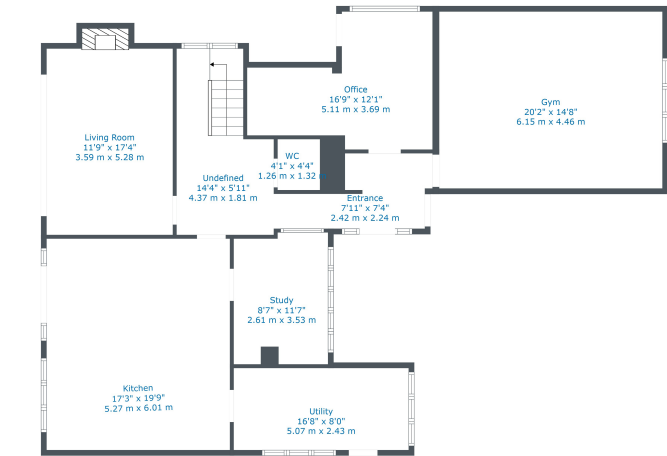
2. General: While we endeavour to make our sales



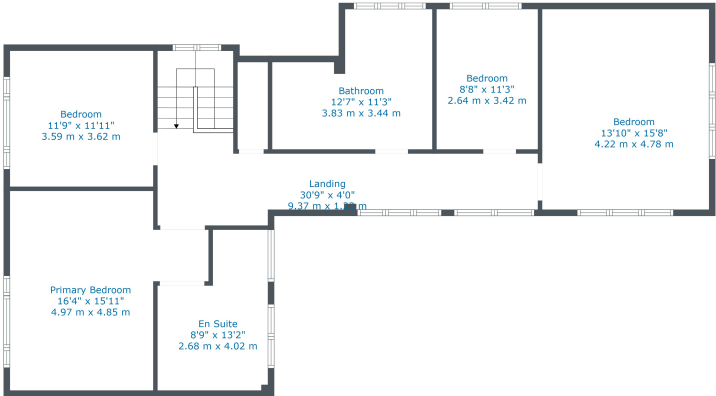




FLOORPLAN & EPC



TOTAL: 2594 sq. ft, 241 m²
FLOOR 1: 1440 sq. ft, 134 m², FLOOR 2: 1154 sq. ft, 107 m²
EXCLUDED AREAS: UTILITY: 125 sq. ft, 12 m²; FIREPLACE: 10 sq. ft, 1 m²
WALLS: 196 sq. ft, 18 m²



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