



Knapwell, Cambridge, Cambridgeshire

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Knapwell Wood Farm Knapwell Cambridge Cambridgeshire CB23 4NS

A handsome 7 bedroom property with annexe and around 2 acres located close to local amenities

Knapwell 1.0 mile, Upper Cambourne 1.3 miles, Elsworth 2.9 miles, St. Ives 8.9 miles, Cambridge and station 9.4 miles (London Kings Cross 53 minutes), M11 (Jct. 13) 6.0 miles, A14 (Jct. 31) 6.1 miles, London Stansted Airport 35.2 miles, central London 59.9 miles

Reception hall | Drawing room | Sitting room
Dining room | Study | Conservatory | Kitchen/
breakfast room | Linen room | Cloakroom/
shower room | Cellar | Principal bedroom with
en suite bathroom | Sitting area | 6 Bedrooms,
3 en suite | Family bathroom | Garden
Outbuilding with triple garage, two offices,
utility room with cloakroom and annexe with
kitchen/reception room, bedroom and shower
room | Gym with shower room | Store room
approx 2 acres | EPC rating D (Annexe rating E)

The property

Knapwell Wood Farm is an imposing double-fronted family home providing more than 4,900 sq. ft. of sensitively modernised accommodation arranged over three floors. Retained character features include sash glazing and some exposed beams, wooden flooring and original fireplaces.

The ground floor accommodation flows from a welcoming reception hall with exposed brick fireplace with woodburning stove and comprises a spacious drawing room with bay window and fireplace with contemporary woodburning stove, a well-proportioned study with bay window and fireplace and a generous dining room with open fireplace and French doors to the garden.

Adjacent is a sitting room with feature ingle, en suite cloakroom/shower room and double doors to a conservatory with French doors to the garden and a useful inter-connecting linen room. The ground floor accommodation is completed by a large L-shaped kitchen/breakfast room with a range of wall and base units, wooden worktops, a Belfast sink, four-oven Aga, modern integrated appliances, space for a sizeable table, French doors to the rear terrace and stairs to a generous cellar.

On the first floor the property offers a spacious principal bedroom with bay window, built-in storage and en suite bathroom, three additional double bedrooms with en suite shower rooms and a sitting area accessible over stairs from the kitchen. The property's three remaining double bedrooms can be found on the second floor, together with a modern family bathroom.

Outside

Having plenty of kerb appeal, the property is approached through a five-bar gate over a block-paved driveway giving access to a detached outbuilding comprising a triple garage, two offices, a utility room with cloakroom and an annexe with kitchen/reception room, bedroom and shower room. Extending to approx 2 acres, the well-maintained garden is laid mainly to lawn interspersed with mature specimen trees and features numerous seating areas, a garden pond, a detached 24 ft. vaulted gym with shower room and bi-fold doors to the garden and numerous paved terraces, all ideal for entertaining and al fresco dining.





Location

The pretty hamlet of Knapwell sits between Upper Cambourne (which, together with neighbouring Great and Lower Cambourne, comprises the thriving community of Cambourne) and Elsworth. Cambourne provides an excellent range of day-to-day amenities including a wide range of independent shops and a supermarket with petrol station, while Elsworth has a village store, public house, restaurant and primary school. Communications links are excellent: Cambridge station offers regular trains to London in less than an hour, the A14 and M11 give access to major regional centres and the national motorway network and London Stansted Airport provides regular domestic and international services.

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.

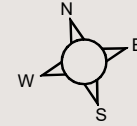
Directions

From Strutt & Parker's Cambridge office head to The Fen Causeway, after 1 mile at the roundabout take the 1st exit onto Madingley Road then after 3 miles at the roundabout take the 2nd exit onto the slip road signposted Bedford. Merge onto A428, after 1 mile take the exit signposted Caldecote then, at the roundabout, take the 2nd exit onto St. Neots Road. After 2 miles turn right and after 0.6 mile the property can be found on the left.





Floorplans
House internal area 4,944 sq ft (459 sq m)
For identification purposes only.



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

□ □ □ □ Denotes restricted head height

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General

Local Authority: South Cambridgeshire District Council

Services: Mains electricity and water, private drainage (which we understand is compliant with current regulations). Oil-fired central heating.

Mobile Coverage/Broadband: Information can be found here <https://checker.ofcom.org.uk/engb/mobile-coverage>

Council Tax: H

Tenure: Freehold

Guide Price: £2,950,000

Cambridge

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