



**Lakeside, The Green, Weston Colville,  
Cambridgeshire CB21 5NT**

**£595,000**

**MA**  
Morris Armitage

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## Lakeside, The Green, Cambridgeshire CB21 5NT

A unique, individually designed detached family home occupying a superb plot in the highly desirable semi-rural village of Weston Colville. Offering over 2,000 sq ft of versatile living accommodation, this impressive residence combines generous proportions with a peaceful countryside setting.

The spacious and well-planned accommodation comprises a welcoming entrance hall, an impressive living room, separate family room, formal dining room, fitted kitchen, study/bedroom five, four further well-proportioned bedrooms, including a principal bedroom with en-suite shower room, and a family bathroom.

Outside, the property enjoys a beautifully established and exceptionally private rear garden, thoughtfully stocked with mature trees, shrubs and planting. A standout feature is the extensive ornamental pond, naturally fed by a spring, creating a peaceful focal point within the garden. Further benefits include a detached double garage and ample off-road parking.

An exceptional home in a sought-after village setting, offering generous accommodation, beautiful gardens and a wonderful lifestyle opportunity.

Viewing is highly recommended.

Doors leading to dining room, office and living room.

### Living Room

22'2" x 18'0"

Large sliding french doors with bricked gas fireplace. Stairs leading to bedroom 4, internal doors leading to the kitchen and further bedrooms.

### Kitchen

13'5" x 9'3"

Fitted with a range of eye and base level units with work top over, sink with mixer tap. Integrated oven, microwave, hob and white goods. Large windows to rear aspect, door leading to rear garden.

### Dining Room

16'5" x 9'9"

Internal french doors from entrance hall, window to front and rear aspects. Door leading to family room.

### Family Room

16'5" x 16'2"

French doors leading to garden, windows to front and rear aspects.

### Office

9'5" x 9'10"

Window to front aspect.

### Bedroom 1

18'2" x 9'4"

Built in wardrobes, door to en-suite, window to rear aspect.

### En-Suite

Suite comprising of shower, basin and WC, frosted window to side aspect.

### Bedroom 2

11'4" x 10'8"

Built in wardrobes, window to side aspect.

### Bedroom 3

13'0" x 9'10"

Built in wardrobe, window to front aspect.

### Bathroom

Suite comprising of bath with overhead shower, handwash basin and WC. Frosted window to side aspect.

### Utility

5'8" x 4'10"

### Bedroom 4

19'3" x 9'2"

Large skylight, eves storage.

### Garage

16'1" x 15'1"

Double garage, with external door to rear aspect

### Front Outside Area

Gravel driveway bordered with mature shrubberies.

### Rear Outside Area

Predominately laid to lawn, with shrubbery and established planting. Patio wrapping around rear of house and paved garden paths.

### Location

Nestled amidst the rolling countryside of South Cambridgeshire, Weston Colville is an exclusive and highly desirable

village offering an exceptional balance of rural tranquillity and modern convenience. Renowned for its picturesque setting and strong sense of community, the village is ideally positioned for easy access to Cambridge, Newmarket and Haverhill, with excellent road links for commuters. Surrounded by beautiful countryside and close to highly regarded schools and everyday amenities, Weston Colville provides an idyllic setting for those seeking an elegant country lifestyle without compromising on connectivity.

### Property Details

EPC - D

Tenure - Freehold

Council Tax Band - E - South

Cambridgeshire

Property Type - Chalet Bungalow

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 186 SQM

Parking - Garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - the

Broadband Type - Ultrafast available,

100Mbps download, 100Mbps upload

Mobile Signal/Coverage - Ofcom advise likely on all networks

Rights of Way, Easements, Covenants -

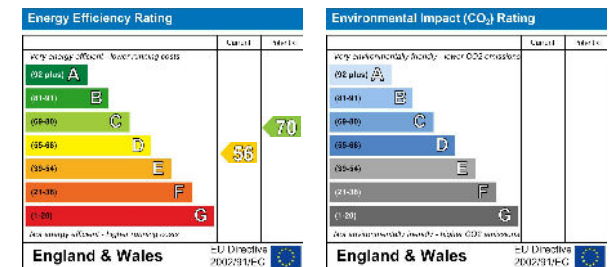
None that the vendor is aware of



# Approximate Gross Internal Area 2022 sq ft - 188 sq m (Excluding Garage)

Garage Area 235 sq ft – 22 sq m

- Highly Sought After Village Location
- Ample Parking Available
- 4 Generous Bedrooms
- Multiple Reception Rooms
- Scope For Refurbishment
- Private and Secluded Garden



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