

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

£550,000

Morris Armitage
01638 560221
www.morrisarmitage.co.uk

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.

Entrance Hall
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 lading 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 - tbc
Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of







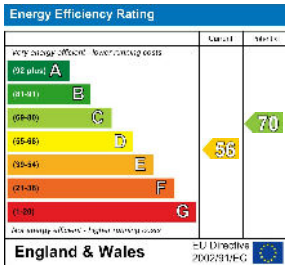
Approximate Gross Internal Area 2022 sq ft - 188 sq m (Excluding Garage)

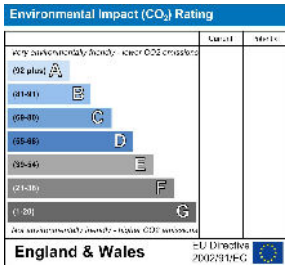
Garage Area 235 sq ft – 22 sq m



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







This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.















