



HIGH STREET
Boxworth

Carter Jonas

HIGH STREET, BOXWORTH, CAMBRIDGE, CB23 4LY

- Cambridge - approx. 9 miles
- St Ives - approx. 8 miles
- A428 - approx. 4 miles
- A14 - approx. 1.2 miles

2 Reception rooms • Kitchen/breakfast room • Study • 4 Bedrooms • 3 Bathrooms • Utility & separate cloakroom • South facing gardens • Detached double garage • Ample gated parking • Stunning countryside views • EPC rating C

DESCRIPTION

View Spinney House is a hugely impressive, village home where the attention to detail throughout has to be seen to be fully appreciated. Full of natural light and benefitting from the most wonderful views, the accommodation is spacious, generously proportioned and perfect for families or those looking for a house which is easy to maintain.

On the ground floor are three good size reception rooms, all with access to the gardens, and a superb, recently remodelled, high-specification kitchen /breakfast room along with a utility room and a cloakroom.

On the first floor are four double bedrooms including a wonderful double aspect principal bedroom suite, with dressing room and en-suite bathroom, which takes full advantage of the stunning views. There are two further bath/shower rooms (one en-suite).

OUTSIDE

The property is approached down a shared private driveway from the High Street, through a five-bar vehicular gate giving access to a gravelled driveway providing parking for a number of cars. There is also a detached double garage and gated side access on both sides of the house to the gardens and utility area.

A SUBSTANTIAL AND BEAUTIFULLY PRESENTED MODERN HOME BOASTING AROUND 2500SQFT OF CONTEMPORARY AND STYLISH LIVING SPACE OCCUPYING AN UNRIVALLED POSITION ON THE EDGE OF THIS POPULAR AND CONVENIENTLY LOCATED VILLAGE.



LOCATION

Boxworth is an attractive and tranquil South Cambridgeshire village with a strong local community situated approximately just 8 miles northwest of the University City of Cambridge, with easy access to the A14 and A428. The village falls in the catchment area for Elsworth Primary School and secondary education is available at Swavesey Village College. Boxworth is renowned for being a relatively small village with only around 100 houses and boasts an excellent local pub/restaurant. Varied amenities and recreational amenities can be found in Cambourne and the popular riverside town of St Ives. For those needing to commute to London there is a mainline railway station in nearby St Neots.

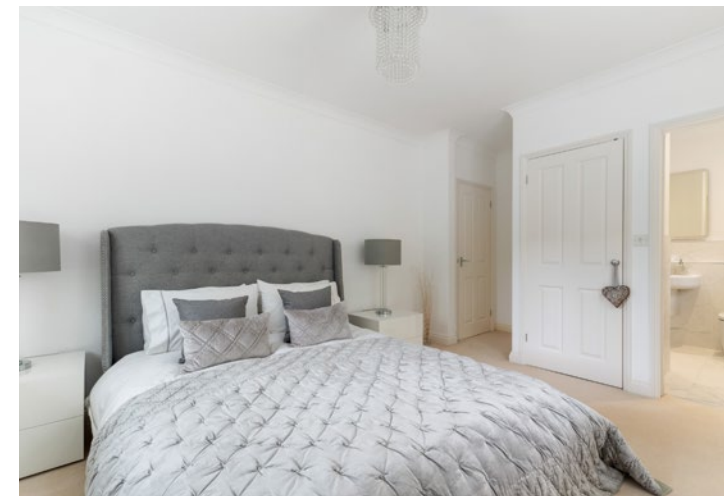
ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity and drainage. Oil fired central heating.

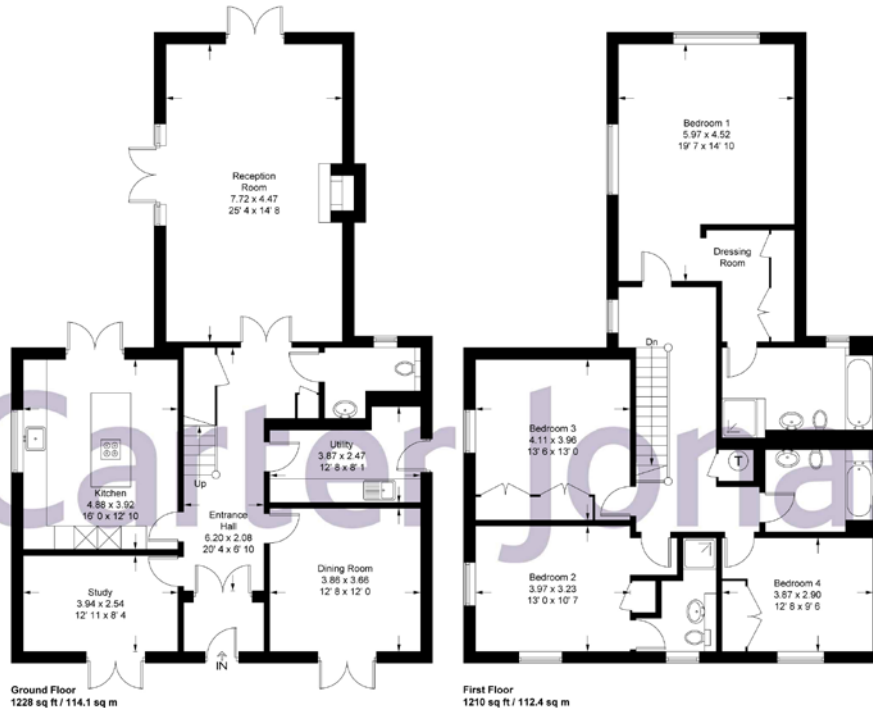
Local Authority: South Cambridgeshire District Council

Viewings: Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330



High Street, Boxworth

Approximate Gross Internal Area = 2438 sq ft / 226.5 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Cambridge South 01223 403330

cambridgesales@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.