





## WIMBRIDGE CLOSE, WIMPOLE, ROYSTON, HERTS, SG8 5QQ

- Cambridge - approx. 8 miles
- Royston Railway Station - approx. 5.5 miles
- M11 (N&S) - approx. 6.5 miles

3 Reception rooms • Conservatory • Kitchen/breakfast room • Utility & cloakroom • 5 Bedrooms • 2 Bathrooms (1 en-suite) • Double garage & ample parking • South-facing rear gardens • FTTP Broadband • EV charging point • EPC rating D

### DESCRIPTION

Elmore is a very well-presented and spacious modern family home offering superb accommodation of around 2300sqft laid out over two floors. The layout is very well-balanced and full of natural light throughout with many of the rooms benefitting from the lovely, countryside outlooks.

On the ground floor are three good-size reception rooms, a lovely conservatory opening to the garden, a large kitchen/breakfast room leading through to the useful utility room and a downstairs cloakroom.

On the first floor are five bedrooms including a double aspect principal suite with dressing room and en-suite. There is also a family bathroom.

**IMPRESSIVE AND ATTRACTIVE FIVE BEDROOM FAMILY HOME OCCUPYING A TUCKED AWAY CUL-DE-SAC LOCATION ON THE EDGE OF THIS POPULAR SOUTH-CAMBRIDGESHIRE VILLAGE.**



## OUTSIDE

The gardens of 2 Wimbridge Close offer excellent levels of privacy with lovely, open views at the back across the paddocks behind. Mainly laid to lawn and fully enclosed, the rear garden is a generous size with established beds and borders and mature trees. There are paved areas, ideal for al-fresco dining and entertaining. To the front is a large, brick paved in-and-out driveway providing ample parking and giving access to the double garage. The frontage is well-maintained with hedge screening, lawns and shrub and flower planting, along with a stunning wisteria climbing up the front of the house.

## LOCATION

The property is situated on the outskirts of the popular, conveniently located and sought-after rural village of Wimpole, located between Cambridge and Royston, just off the former Roman road that ran from London to Lincoln and York. Good local amenities are located in the neighbouring village of Orwell including a primary school, renowned public house, village shop and post office and active village hall/community with numerous societies including a tennis club. The market town of Royston offers more varied facilities along with Cambridge and all that is offers just a short drive away. For the commuter there is easy access to a mainline railway station in Royston along with excellent road links via the M11 and A505/A1. Wimpole is also the home of the beautiful Wimpole Hall National Trust property offering idyllic walks etc.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water, drainage and electricity. Oil fired central heating. Excellent broadband provision via fibre

**Local Authority:** South Cambridgeshire District Council

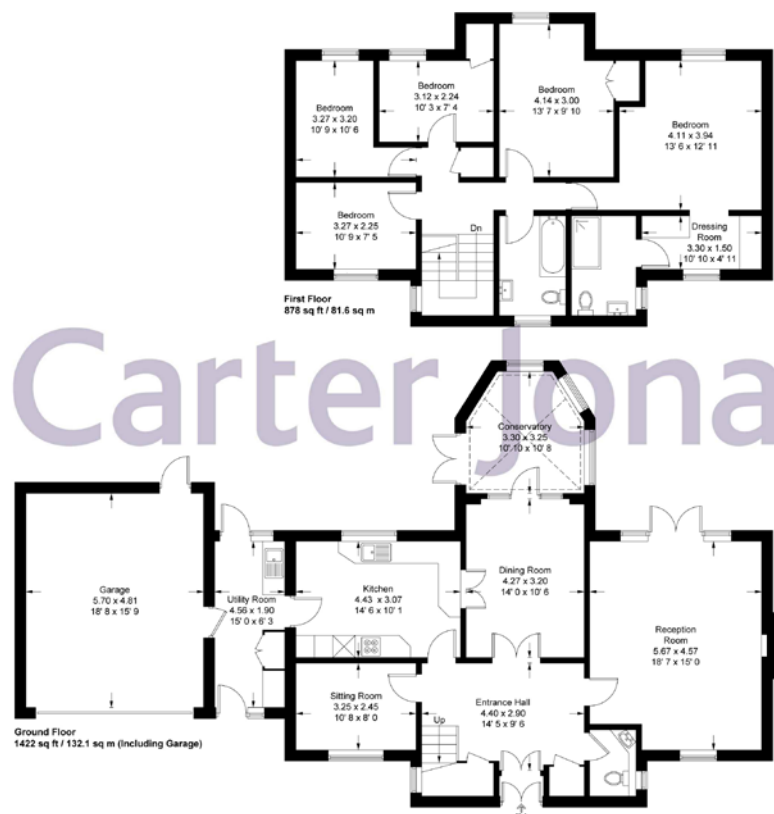
**Viewings:** Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330





## Wimbridge Close

Approximate Gross Internal Area = 2300 sq ft / 213.7 sq m  
(Including Garage)



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+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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