





## WOODLANDS CLOSE, GIRTON, CAMBRIDGE, CB3 0JY

- Cambridge City Centre - approx. 5 miles
- Cambridge North Railway Station - approx. 6 miles
- Access to A14/M11 - approx. 1.5 miles
- Addenbrookes Hospital - approx. 7 miles

Two large reception rooms • Stylish kitchen/breakfast room • Utility room & separate cloakroom/WC • Four bedrooms • Two bathrooms • Landscaped gardens • Two bay car port & ample parking • Plot in excess of 0.2 acres • Solar panels • EPC rating B

### DESCRIPTION

Constructed in 2000, the property is one of three individually designed homes situated in a quiet cul de sac close to the centre of the village. Offering excellent levels of seclusion, yet close to varied, local amenities, the property is a superb and very well-laid single storey residence with around 1775sqft of immaculate and beautifully presented accommodation.

The house is accessed through a very attractive, glazed porch opening to a large and wide reception hall. The reception rooms are laid with solid wood, Junckers flooring and can be opened out to create a wonderful, free-flowing living and entertaining space or similarly closed-off as required, for a more cosy feel. The double aspect sitting room boasts stunning, countryside views and has a woodburner and bay window overlooking the wrap-around gardens. Double doors lead through to the lovely dining room which in turn opens to the stylish kitchen/breakfast room with an excellent range of solid maple wood wall and base units and AEG and Bosch appliances, breakfast bar and granite worksurfaces. The four bedrooms (one currently used as a home office) are all a good size and there are two stunning bathrooms (the principal bedroom has an ensuite shower room). There is also a cloakroom/WC and a utility room, with a door to the outside.

## EXCEPTIONAL FOUR-BEDROOM SINGLE STOREY HOME WITH WONDERFUL OUTLOOKS OCCUPYING A DELIGHTFUL, TUCKED AWAY POSITION IN THIS HUGE POPULAR AND CONVENIENTLY LOCATED VILLAGE.





## OUTSIDE

The property is approached over a large brick-paved driveway offering parking for numerous vehicles. There is a double bay car port and a large, timber outbuilding with ample storage or use as a gym both with light and power. The lawned gardens are a credit to the current owners, being beautifully tended and planted along with decked terraces and Alton cedarwood framed greenhouse taking full advantage of the south-westerly aspect and outlooks. The gardens back onto open countryside and offer lovely, far-reaching views.

## LOCATION

Woodlands Close is a very pleasant, residential cul-de-sac conveniently located within easy reach of the varied amenities Girton village has to offer. It is also conveniently located for access to Cambridge city centre with a regular bus service and a dedicated cycle path. Girton is a very popular and thriving village with excellent local facilities including a convenience store, public houses, schooling and a recreation ground as well as village societies and clubs. The property is in the catchment area for Impington Village College awarded the Sunday Times UK Comprehensive school 2025. Further amenities are available in nearby Eddington including schooling, a large supermarket, restaurant and coffee shops. There is also independent schooling in Cambridge itself and a Park and Ride within easy reach. For those needing to commute by road, the property is situated within easy reach of the A14 and the M11 (south) and for travelling by train, the new station at Cambridge North is only six miles away.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All main services are connected. Solar panels

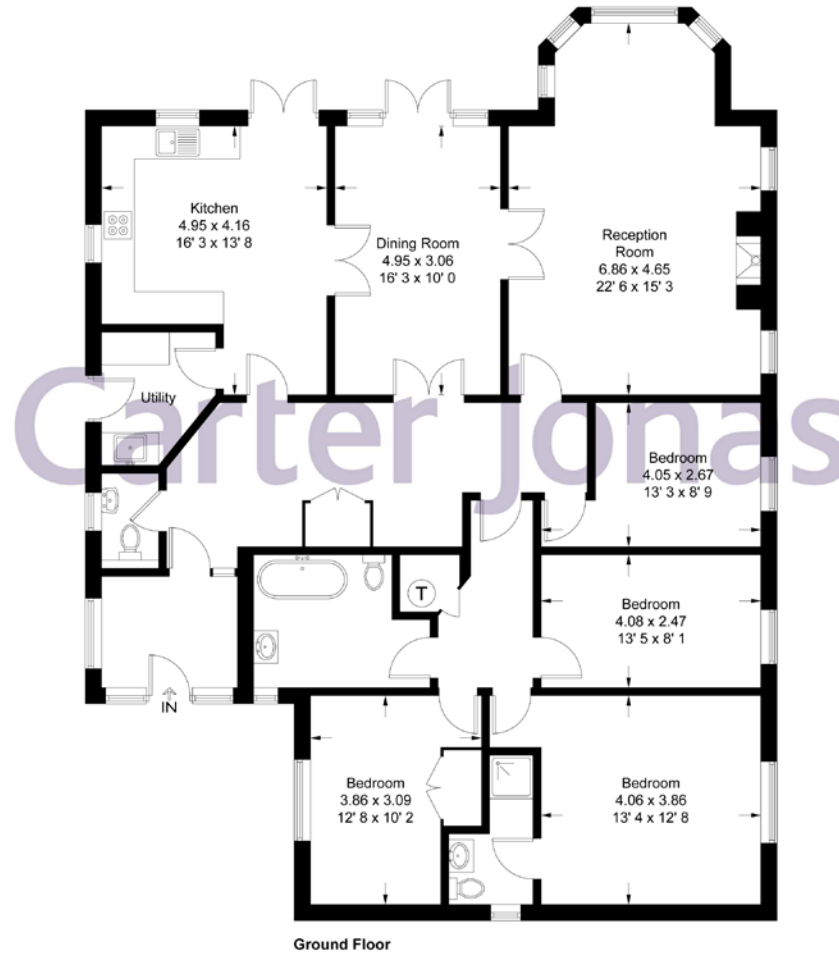
**Local Authority:** South Cambridgeshire District Council

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



## Woodlands Close

Approximate Gross Internal Area = 1775 sq ft / 164.9 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+) <b>A</b>		
(81-91) <b>B</b>	86	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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		

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.