



High Ditch Road, Fen Ditton

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A beautifully presented, spacious, detached home, with a garden and parking. The property is the penultimate property as you leave the village and sits side on to the road, with views from the bedrooms over open countryside.

Guide Price:  
£595,000

High Ditch Road,  
Fen Ditton, CB5 8TE



The property was comprehensively refurbished in 2008 and provides light, spacious and beautifully presented accommodation, with lots of lovely character features, including a fireplace fitted with a log burner in the sitting room.

The entrance porch to the front opens to a large sitting / dining room. There is a sitting area set around the fireplace and plenty of room for a large dining table. The adjacent kitchen is well fitted with a range of floor mounted cabinets set under Granite working surfaces, with matching wall mounted cabinets over. There is an integrated dishwasher and space for a fridge freezer.



On the ground floor there is also a study, a utility room and a modern shower room.

The first-floor landing is light and airy and opens to four double bedrooms with the master having a luxurious en-suite bathroom. There is also a modern family bathroom.

The property is set behind a private front garden which is laid to lawn with mature hedging providing screening from the road and there are four off road parking spaces. The rear garden is hard landscaped and offers a good degree of privacy, with a pedestrian gate out to the road.





145 sqm / 1562 sqft

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Gardens front and rear

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Detached house

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4 bed, 1 recep, 2.5 bath

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Off road parking

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1906

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EPC - C / 72

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Council tax band - E

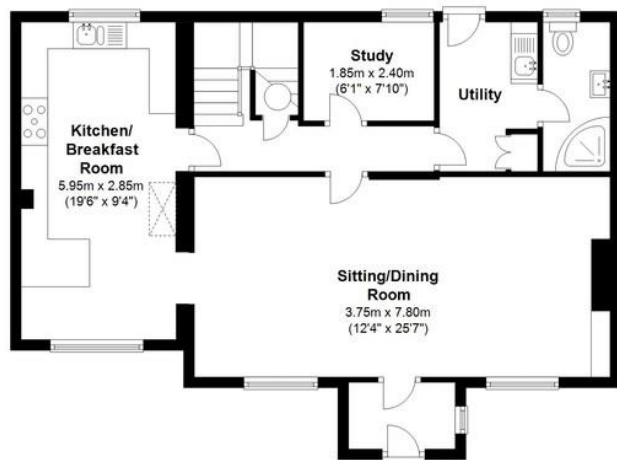
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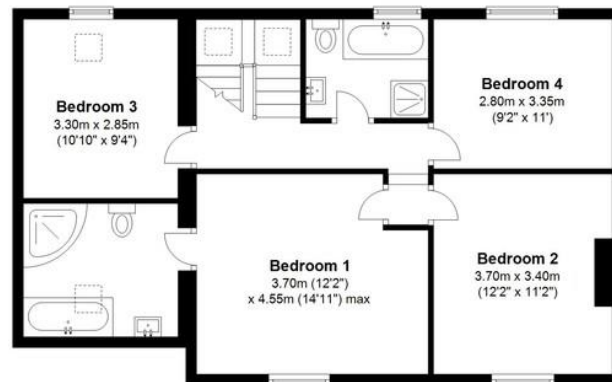
## Ground Floor

Approx. 74.0 sq. metres (796.9 sq. feet)



## First Floor

Approx. 71.1 sq. metres (765.8 sq. feet)



Total area: approx. 145.2 sq. metres (1562.7 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk)  
Plan produced using PlanUp.



Fen Ditton lies on the north east of Cambridge with the city centre being just over 3 miles and a 15 minute cycle away and both the train stations around 20 minutes by bike. The new Chisholm Trail cycleway, planned for the summer of 2018 will allow fast access to Cambridge North Station, which offers services into Kings Cross in 54 minutes.

The position of the village along the River Cam also allows wonderful walks to both to City of Cambridge and Ely.

Within the village there is a doctors surgery, award winning butchers, a primary school which feeds onto Bottisham Village college and a church. There are three public houses, including two gastro pubs, with The Plough having lovely views over the river Cam.

For the commuter there are also excellent links to the M11, A14 and A11.

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