

20 GREEN END,
COMBERTON


BIDWELLS





A stunning double fronted, five bedroom Victorian property, sitting in wonderful idyllic grounds measuring to just under one acre, situated in this popular west Cambridgeshire village.

Cambridge 5 miles, Royston (fast train service to King's Cross) 12 miles, M11 (junction 12) 2.5 miles, (distances are approximate).

Property Summary

Gross Internal Floor Area: 3,799 sq ft (352.90 sq m) excluding Cellar, Outbuildings, Stables and Double Garage

- Ground Floor: Entrance Hall, Sitting Room, Family Room, Study, Utility Room, Boot Room, Cloakroom, Kitchen/Breakfast/Dining Room, Cellar
- First Floor: 5 Bedrooms, 3 Bath/Shower Rooms (2 En Suite), Laundry Room
- Outside: Driveway, Double Garage, Garden Studio, Stables, Outbuilding, Garden and Grounds

Please read Important Notice on the floor plan page.



**20 GREEN END,
COMBERTON,
CAMBRIDGE CB23 7DY**





Description

20 Green End, Comberton is a breathtaking, double-fronted detached Victorian house, built with brick elevations under a tiled roof. During the current ownership, significant improvements have been carried out to the property, including a two-storey rear extension, whilst carefully restoring and preserving the wealth of period features throughout. The result is an outstanding, spacious, and faultless family residence, full of character and charm extending to 3,799 sq ft (352.9 sq m) of flexible living accommodation.



Outside

The property occupies a wonderful position, centrally located within its plot and set well back from the road, approached via a sweeping gravel driveway, which leads to a detached double **Garage**.

The plot measures 0.88 acre, with beautifully mature gardens with direct access onto the village recreational ground at the rear. Adjacent to the side and rear elevations is a paved terrace with **Garden Studio** and access to a kitchen garden with greenhouse. A sunken courtyard with fire pit is a perfect spot for al fresco dining and relaxation and leads to the **Stable block**.





Property Highlights

- Charming Sitting Room with parquet flooring, feature fireplace with marble surround and inset wood burner, wooden shutters and doors opening to Terrace
- Dual aspect Family Room with feature fireplace with marble surround and cast-iron grate, exposed floorboards, wooden shutters, opening to Study
- Stunning Kitchen/Breakfast/Dining Room with polished concrete floor, underfloor heating, exposed brick wall, built in seating area and doors to Terrace
- Kitchen Area with modern base units and central island and integrated appliances including electric hob with extractor hood over, dishwasher, coffee machine, microwave, electric oven, steam oven and 2 fridges and hot water tap
- Storage Cellar
- Principal Bedroom 21'8 x 15'3 (6.60m x 4.65m) with Dressing Room, En Suite Bath/Shower Room and doors to Juliette Balcony
- Four further double Bedrooms, one with walk in wardrobe and 2 Bath/Shower Rooms (1 En Suite)
- First floor Laundry Room
- Air Source Heating System
- Sweeping gravel driveway leading to Double Garage
- Gardens and grounds of approx. 0.88 acre with several Outbuildings including Stables

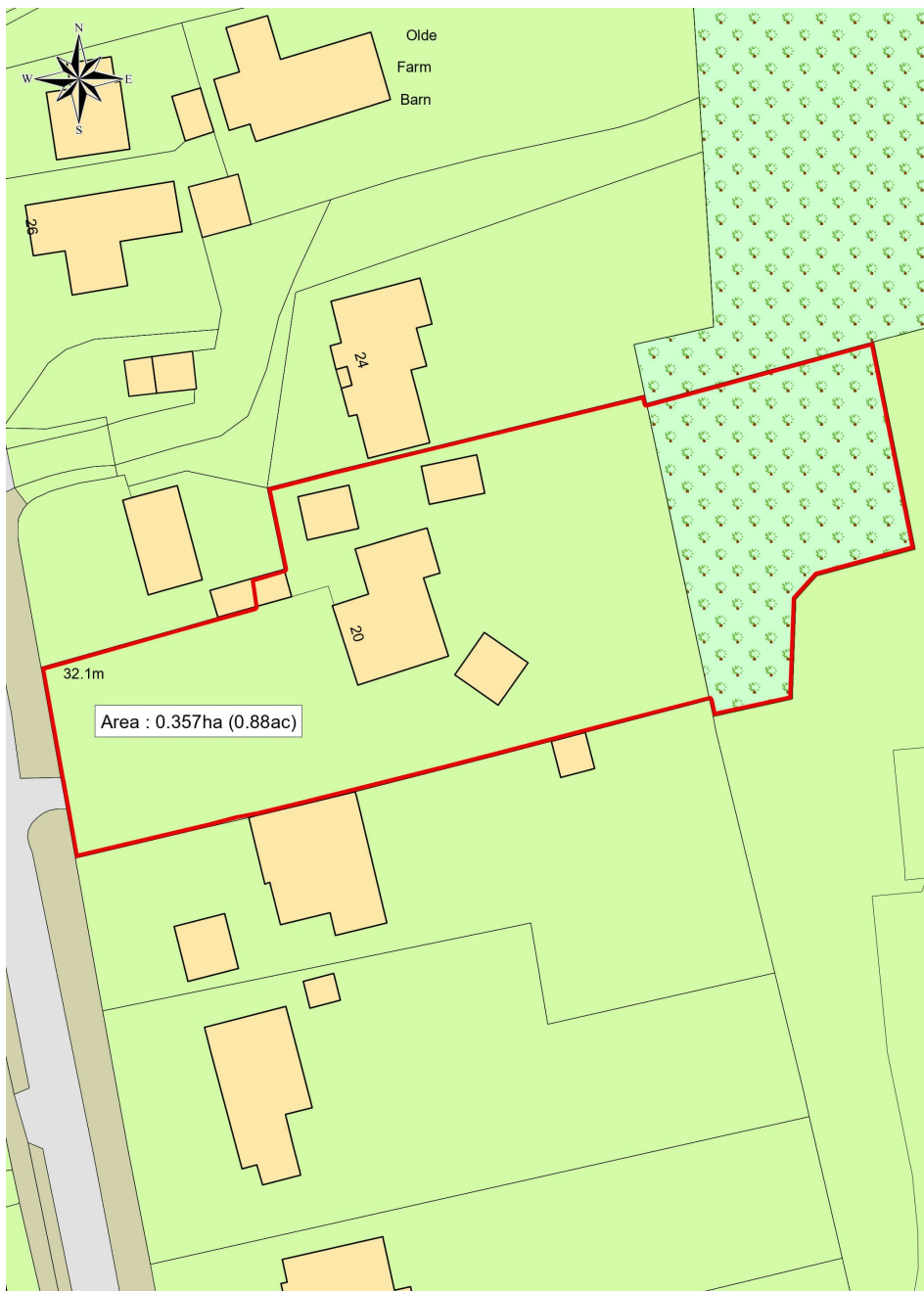


Total area: 466.8 sq metres (5026 sq.ft)
 Total area of main house: 352.9 sq metres (3799 sq.ft)
 Total area of garden studio 295 sq metres (317 sq.ft)
 Total area of garage 28.6 sq. metres (94 sq.ft)

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Location

Comberton is a highly regarded west of Cambridge village, providing a good range of facilities including post office/general store, butchers, dentist, doctor's surgery, church, public houses, playgroup and a sports/gym/leisure centre. There are 18-hole golf courses in the neighbouring villages of Toft and Bourn. Education is well served with the Meridian Primary School and highly renowned Comberton Village College which also has a sixth form.

The nearby University city of Cambridge is not only world renowned for its academic achievements but has also become a 'high tech' and 'bio tech' hub with the University Research and Development Laboratories, the internationally renowned Cambridge Science Park and Addenbrooke's Hospital/Biomedical Campus. The city also offers extensive cultural and shopping facilities together with an outstanding choice of independent schools for all ages.

Road and rail communications are good with the M11 within 2.5 miles connecting with the A14 and the A1(M) to the north and with the M25/Stansted Airport (30 miles) to the south.

Viewing

By prior telephone appointment with Bidwells
01223 841842

Enquiries

Ollie Rivers
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CB2 9LS

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Additional Information

Local Authority

South Cambridgeshire District
Council
01954 713000

Outgoings

Council Tax Band: G
Council Tax Payable
2025/2026: £4,024.20

Services

All mains services are
connected to the property.

Fixtures & Fittings

All items normally designated
as tenant's fixtures and
fittings are expressly excluded
from the sale.

Tenure & Possession

The property is for sale
freehold with vacant
possession on completion

Energy Rating D

Health & Safety

Please ensure that you take
due care when inspecting any
property.



