

COLLEGE FARM HOUSE, DUXFORD


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A fabulous, detached Grade II listed five bedroom property extending to c. 4,300 sq ft and sitting on a one acre plot, ideally located by the tranquil village green, in this popular village to the south of Cambridge, available for only the second time in nearly fifty years.

Cambridge 8 miles, M11 (junction 10), 1.5 miles, Whittlesford Railway Station (Liverpool Street 1 hour, 10 minutes) 1 mile, Royston Railway Station (Kings Cross 45 minutes) 8 miles, (distances and times are approximate).

Property Summary

Gross internal Floor Area: 4,334 sq ft (402.7 sq m) excluding Cellar

Gross Internal Floor Area of Outbuildings: 591 sq ft (54.9 sq m)

- Ground Floor: Entrance Hall, Sitting Room, Study, Dining Room, Kitchen/Breakfast Room, Laundry Room, Cloakroom, Cold Store/Larder, Boot Room, Gym, Shower Room, Games Room with Mezzanine Study area, Cellar
- First Floor: 5 Bedrooms, 2 Bath/Shower Rooms (1 En Suite)
- Second Floor: Attic Bedroom
- Outside: Driveway, Double Cart Lodge, Mature Gardens, Stable Block, Workshop, Shed, Chicken run, Dog Kennel

Please read Important Notice on the floor plan page.

COLLEGE FARM HOUSE,
11 GREEN STREET,
DUXFORD CB22 4RG







Description

College Farmhouse is a breathtaking Grade II listed house, believed to date originally to circa 1513, with multiple extensions carried out over time, to include an outstanding converted granary and tithe barn area to the rear of the property. Believed to be a guild hall or woolhall originally with later usage as a granary and converted to a farmhouse in the 16th century. Gonville & Caius College, Cambridge owned the property from 1654 to 1825, according to Historic England, where there are several references to the building in their archives. The property retains many historic structural features e.g. mullion windows, crown-post roof, exposed jetty giving on to churchyard and a large fireplace. Renovated in part in late 19th century with contemporary, Victorian remodelling with further renovative work being carried out in 1975-78. The current owners arranged the renovation and re-purposing of the barns to a gym and games rooms forming the west wing in 2009-2011. The property is in wonderful condition throughout and offers prospective purchasers a unique opportunity to purchase a property in the centre of the village, with substantial historical value.

Outside

The property is set back from the road with a lovely walled front garden with lawned area and mature shrub borders. To the side is an ample gravel driveway leading to the double **Cart Lodge** and various outbuildings including the stable block and workshop.

The mature garden extends to c.1 acre and is a particularly fine feature of the property, mainly laid to lawn with a variety of large trees, orchard and shrub borders and an area assigned as a kitchen garden with greenhouse and chicken run.





Property Highlights

- Wealth of period features and versatile accommodation extending to 4,334 sq ft
- Sitting Room with exposed beams, inglenook fireplace with wood burner and door to Garden
- Dual Aspect Study 25'0 x 12'0 (7.61m x 3.65m) with fitted cupboards and shelving
- Charming Dining Room with exposed beams and inglenook fireplace
- Kitchen/Breakfast Room 19'11 x 14'11 (6.07m x 4.55m) with fitted wall and base units, 3 oven mains gas AGA, dresser and space for appliances including dishwasher and fridge/freezer
- Separate Boot Room and Cold Store/Larder
- Stunning converted Barn currently used as a games room with mezzanine area and separate gym
- Principal Bedroom with vaulted ceiling, exposed beams and fitted cupboards
- Four further Bedrooms, Attic Room, Family Bathroom and 2 Shower Rooms (1 en suite)
- Driveway leading to double Cart Lodge
- Mature gardens extending to 1 acre
- Several Outbuildings including Stables
- Popular Village location



Total Area of Main House: 402.7 sq.m (4334 sq.ft) excluding Cellar
 Total Area of Outbuildings: 54.9 sq.m (591 sq.ft)
 Total Area of Property: 470.4 sq.m (5063 sq.ft)

All measurements are approximate and for display purposes only

Important Notice

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Location

College Farm House is located in the heart of this popular village, in a truly magnificent setting, with views over St John's Church, and sits on a plot of approx. 1 acre, on the border of the Duxford Conservation Area. Within easy walking distance are the village's primary school and Duxford Community Centre with its popular Café 19, and there is a good range of local footpaths to explore. Further village facilities include a store, medieval parish church, 2 public houses, Café 4, a new café #19 in the village community centre and hub with many regular activities and clubs for all ages. The Lodge Duxford which comprises a café, restaurant, workspace and hotel, and Duxford Air Museum lies just 1 mile to the west. A wider range of shops and restaurants can be found in the village of Sawston which is only a short car or bicycle journey away and Waitrose supermarket in Trumpington is only a 12 minute drive away. Rail and road communications are excellent and varied. The nearest mainline station is Whittlesford Parkway (1 mile) which provides services into London's Liverpool Street (approximately 64 to 75 minutes), the West End (changing at Tottenham Hale approximately 70 to 80 minutes), Stansted Airport (approximately 30 minutes) and Cambridge (approximately 10 minutes). Additionally, there is a fast train commuter service from Royston (7 miles) to King's Cross in about 38 minutes. By car, the Trumpington Park and Ride is only 10 minutes away and runs regular services into Cambridge city centre and the A505 and M11 provide access to Stansted Airport and the M25. A wide range of cycle connections link to Addenbrooke's Hospital/Biomedical Campus, Cambridge Mainline Railway Station and Sawston Village College and these wide-ranging transport links mean access to The Wellcome Genome, Babraham Institute and The Cambridge Science Park are also all easily accessible.

Viewing

By prior telephone appointment with Bidwells
01223 841842

Enquiries

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Additional Information

Local Authority

South Cambridgeshire District Council
01954 713000

Outgoings

Council Tax Band: G
Council Tax Payable
2026/2027: £4,227.08

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

Health & Safety

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

