



College House, 82 Green End
Landbeach | Cambridge | Cambridgeshire | CB25 9FD

COLLEGE HOUSE



KEY FEATURES

Nestled just outside the village, this substantial home offers excellent presentation and a self-contained annexe, all set within a plot of approximately 0.3 acres.

The heart of this home is the recently refitted open-plan kitchen dining room. It features a part-vaulted ceiling and full-height glazing with double doors leading to the rear gardens, filling the space with natural light. A utility and cloakroom add practicality. The spacious principal reception room features a wood-burning stove set in a brick fireplace, and there's also a snug/playroom. The six bedrooms are well-served by an ensuite and dressing area in the principal bedroom, along with a family bathroom.

The annexe can be used as part of the main house or independently, with a secondary staircase and separate entrances on both floors for easy access. It includes a reception room, kitchen, shower room, and bedroom. The annexe is used as a holiday rental by the current owners, generating a potential annual income of approximately £22,000.

Outside, the front garden is bordered by a low-level wall and mature hedge, with a brick slate path and lavender hedging leading to the front door. The rear garden offers privacy, surrounded by a newly installed wooden fence, mature hedging and nearby trees. There's a patio for outdoor gatherings, leading to a spacious lawn. Additionally, there's a double garage and ample parking, including extra parking for the annexe.













SELLER INSIGHT

“It was the tranquil setting which first attracted us to Green End,” say the current owners of No. 82, “offering the best of rural and village life. We loved idea of living surrounded by nature and fields with cows, sheep and birds. Yet, we are just 5 minutes’ walk from the heart of Landbeach with its lovely village hall, expansive playing fields and a historic parish church. Meanwhile, just 2 miles away are the busier villages of Cottenham and Milton, with lots of shops, restaurants, pubs and other amenities such as a post office, pharmacy, and doctor’s and dentist.”

“Our first impressions of the property itself were that the house looked very grand against the rural backdrop,” the owners continue. “We were pleasantly surprised at the size of the house for the price. Since then, we have transformed the house into our ideal home, leaving not a single room untouched with redecoration and renovation throughout. We have also installed a new fitted kitchen with Quartz worktop and integrated appliances and replaced the bathrooms. In addition to this and many other improvements, we have recently created a beautiful self-contained annexe which boasts a new kitchen complete with integrated appliances (washer/dryer, dishwasher, fridge/freezer); new bathroom; and new front door and canopy. This space is ideal for an elderly relative or as a rental property for additional income. Outside, new fencing and scotch cobbles in the flowerbeds have enhanced the wonderfully low-maintenance garden no end.”

Now, having created a fantastic family home, the owners are reaping the manifold benefits of the house, gardens and local area. “Our children have spent the last 5 years growing up here,” they say, “playing with the children at the neighbouring nursery, spending hours in the neighbouring orchard at the weekend, and going on walks in the cow fields or forest. We have enjoyed spending family Christmases in the cosy, country-style living room; or in summer, hosting friends and family in the modern open plan kitchen/dining room. Bright and airy, even in the winter, this space flows out into the garden via double patio doors to create the perfect indoor-outdoor entertaining space. Indeed, the garden gets sun from early morning right through to late afternoon.

Sitting outside, we love listening to the sound of the countryside and watching the heron flying over and landing in the neighbouring field.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









ANNEXE













Village information

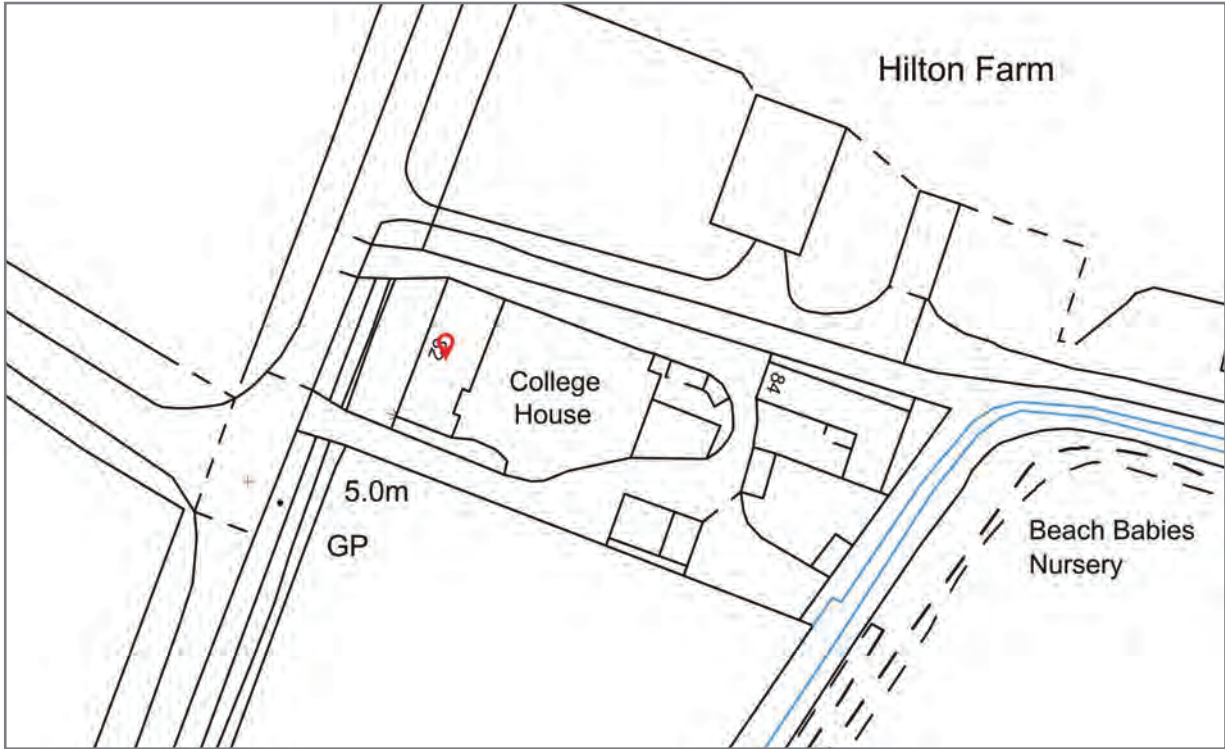
Landbeach is a quaint village situated approximately 3 miles north of Cambridge, while the cathedral city of Ely lies about 11 miles to the north. The nearby A10 offers convenient access to both Cambridge and Ely, and the rail stations in Waterbeach and Cambridge North ensure swift connections to London.

Local events take place at The Tithe Barn, a charming grade II listed building dating back to the sixteenth century, featuring a thatched roof. This historic barn is now owned by a charitable trust that has undertaken modernization and re-thatching. For primary education, Waterbeach Primary

School, located around 1.5 miles away, is rated 'Good' by Ofsted. Secondary schooling is available at Cottenham Village College, situated 3 miles away.

Within the village, amenities include an Anglican church, a Baptist church, a village hall, and an antique shop. Along the A10 on the village's edge, several hotels and takeaway restaurants can be found. Additionally, Leyland Water is in close proximity, utilized by the Waterbeach Angling Club, a non-commercial fishing club operated by local volunteers.

INFORMATION



- Refitted Open-Plan Kitchen/Dining Room
- Excellent Presentation
- Extensive Living Space
- Brilliant Access to Cambridge/London
- Oversized Double Garage
- Self-Contained Annexe
- Convenient Village Location

Agents Notes

Tenure: Freehold

Year Built: Circa 1906

EPC: E

Local Authority: South Cambridgeshire District Council

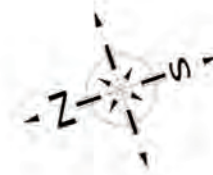
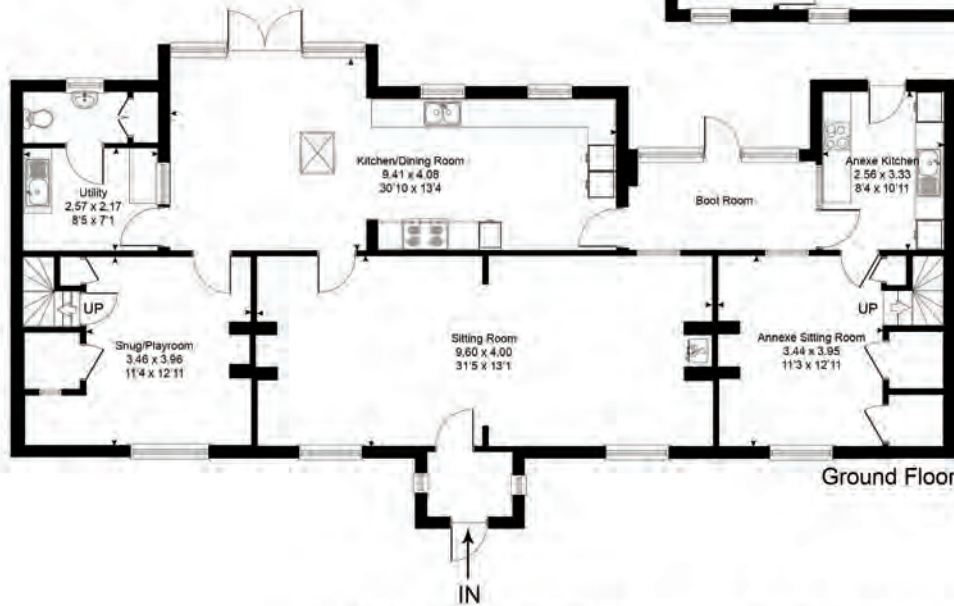
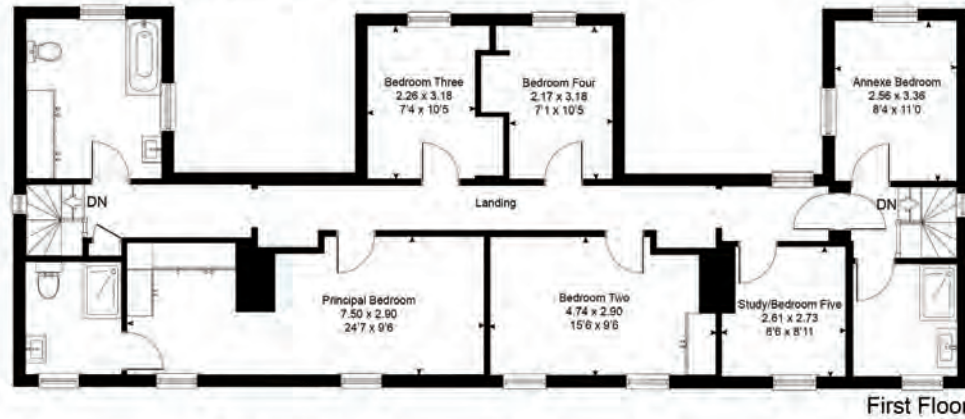
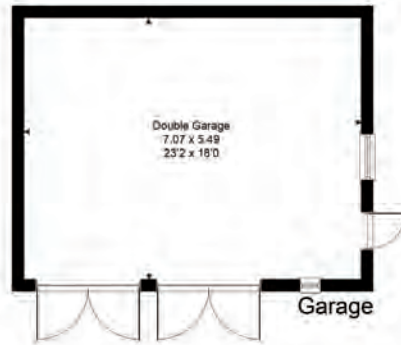
Council Tax Band: G

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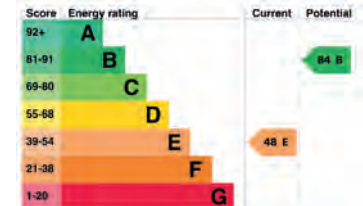


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College House, Landbeach, Cambridge CB25 9FD
 Approximate Gross Internal Area = 252 m² / 2712 ft²
 Garage = 39 m² / 420 ft²
 Total = 291 m² / 3132 ft²



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Francis Ambler Photography © 2023



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