

26 The Coppice, Impington, Cambridge, CB24 9PP

Guide Price £575,000 Freehold

REDMAYNE ARNOLD & HARRIS

rah.co.uk

01223 819300

WITHIN EASY REACH OF THE NEARBY GUIDED BUSWAY, THIS DETACHED, CHAIN FREE, FAMILY HOME OCCUPIES A PLEASANT CORNER PLOT AND OVERLOOKS THE NEARBY WOODLAND SITUATED WITHIN THE COPPICE, IMPINGTON.

- Detached House
- Constructed circa 1971
- Oil-fired heating to radiators
- Plot approx - 0.11 acres
- Council Tax Band - E
- 4 bedrooms, 1 bathroom, 2 reception rooms
- 114.2 sqm / 1229.5 sqft
- Tandem garage and driveway parking
- EPC - F / 37
- Convenient for Impington Village College

Constructed in 1971, this detached family home occupies a generous 0.11-acre plot within a quaint and established cul-de-sac, conveniently positioned close to the nearby guided bus route. Offering approximately 1,229.5 sqft (114.2 sqm) of accommodation arranged over two floors, the property provides well-proportioned and versatile living spaces, ideally suited to family life.

The ground floor accommodation begins with an entrance hallway, with stairs rising to the first floor and a conveniently positioned cloakroom WC. There are two well-proportioned reception rooms, both benefitting from attractive parquet flooring. The living room enjoys a desirable double aspect, allowing for plenty of natural light, whilst the separate formal dining room provides an ideal setting for family dining and entertaining.

Completing the ground floor is a fitted kitchen, offering a range of storage cupboards and drawers at both eye and base-level, together with space for freestanding white goods. A useful pantry, discreetly positioned beneath the staircase, provides additional storage.

To the first floor, the landing provides access to four bedrooms, comprising three generous double bedrooms, each benefitting from built-in wardrobes, and a well-proportioned fourth bedroom, offering flexibility for use as a nursery, guest bedroom or a home office. The accommodation is completed by a family bathroom and a separate WC, conveniently serving all four bedrooms.

Externally, the property occupies a generous plot extending to approximately 0.11 acres, which wraps around the house and is enclosed by a combination of walling and fencing. The frontage provides a concrete-laid driveway leading to a double length (tandem) garage, whilst a covered passageway connects the main residence to the garage and provides access from the front to the rear gardens. The wrap-around gardens are predominantly laid to lawn and complemented by well-established, mature and herbaceous borders, creating an attractive setting around the property.

Location
Impington and adjoining Histon are widely regarded as two of the most sought-after villages north of Cambridge. Their popularity is enhanced by a particularly convenient location just three miles from Cambridge city centre, with excellent transport links including the A14 and M11 within easy reach. The villages are served by the Cambridgeshire Guided Busway, offering fast and convenient access to Cambridge Science Park, Cambridge North Railway Station and the city centre. A dedicated cycle route also provides an attractive commuting option.

The village offers a wide range of local amenities, including shops, cafés, restaurants and traditional pubs. Schooling is highly regarded, with excellent provision from pre-school through to sixth form, including the well-respected Impington Village College, which is Ofsted rated as 'outstanding'. The area also offers a variety of sports and recreational facilities, with Girton Golf Club just a short drive away.

Tenure
Freehold

Services
Main services connected include: water, electricity and mains drainage. There is gas in the close, but this property is not connected and the boiler is oil-fired.

Statutory Authorities
South Cambridgeshire District Council.
Council Tax Band - E

Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

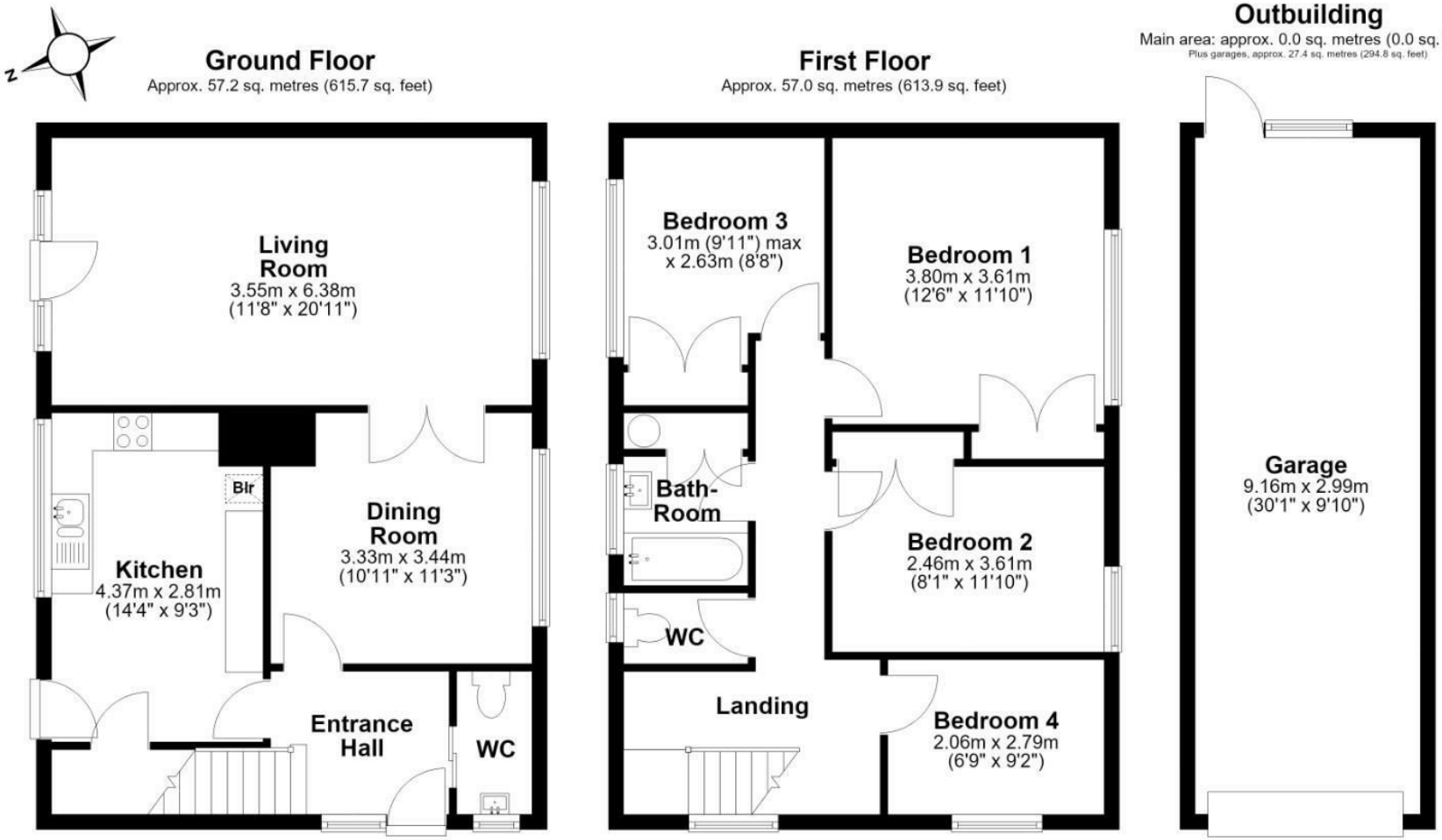
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.







Ground Floor
Approx. 57.2 sq. metres (615.7 sq. feet)

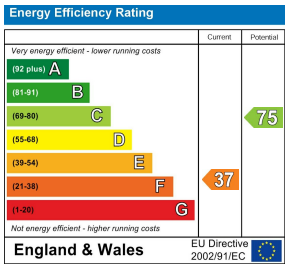


First Floor
Approx. 57.0 sq. metres (613.9 sq. feet)

Outbuilding
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 27.4 sq. metres (294.8 sq. feet)

Main area: Approx. 114.2 sq. metres (1229.5 sq. feet)
Plus garages, approx. 27.4 sq. metres (294.8 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.















