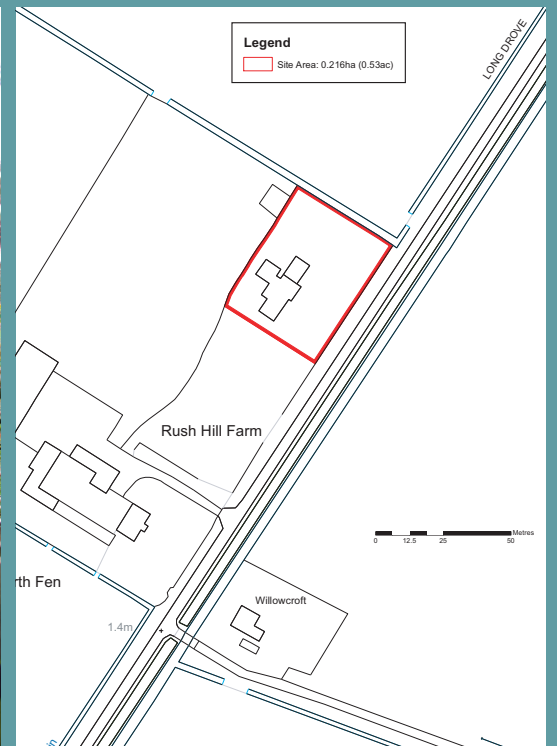


FOR SALE

The Hawthorns, Long Drove, Waterbeach, Cambs, CB25 9LR

Large Bungalow with 5 bedrooms in good sized mature plot in rural location.
Approx. 167.3m² (1800ft²). Subject to Agricultural Occupancy Condition

• CAMBRIDGE: 10 MILES • ELY: 14 MILES •



FOR SALE:

The Hawthorns, Long Drove, Waterbeach, Cambridgeshire, CB25 9LR

Location and Directions

The Hawthorns is situated at the North East end of Long Drove 3.25 miles from the centre of Waterbeach.

Description

Entrance Hall: Double doors to hanging cupboards.

Sitting room /Diner: 9.25m x 3.8 (max) with wood burning stove and French windows leading to enclosed garden area.

Kitchen: 4.4m x 3.02m Range of fitted timber units, 1.5 bowl stainless steel sink. Door through to utility room.

Utility room: single bowl sink, range of wall units and power points for various appliances.

Pump room: pump for borehole, electric meter cupboard and circuit breakers.

Boot area: leading to back door.

Family Bathroom: Panel bath, hand basin, Aqualisa shower, heated towel rail.

W/C: with pedestal sink.

Office/ Snug: 3.2m x 2.7m.

Bedroom 1: 4.17m x 2.87m with hanging wardrobe.

Bedroom 2: 3.04m x 3.16m.

Bedroom 3: 2.5m x 2.01m.

Bedroom 4: 3.57m x 3.02m with hanging wardrobe.

Bedroom 5: 3.05m x 2.8m.

Shower room: with pedestal sink and bidet.

W/C: with hand basin.

OUTSIDE:

Garage: 5.4mx 3.99m with up and over door .

Workshop: 5.7m x 3.35m with double timber doors and door through to garage.

The bungalow sits to the rear of a large plot measuring approximately 0.22ha (0.53 acres).

Access is via a timber field gate off Long Drove to the gravel drive that sweeps round with a parking area to the front. The garden comprises lawns and grass areas, mature trees, shrubs and planted flower beds and borders together with a fish pond.

The French windows from the sitting room lead out onto a sheltered seated patio area.

Further land maybe available by separate negotiation.

For additional information contact the selling agents.

Services

The property has a private water supply from a borehole.

Mains electricity. Oil fired central heating, septic tank drainage.

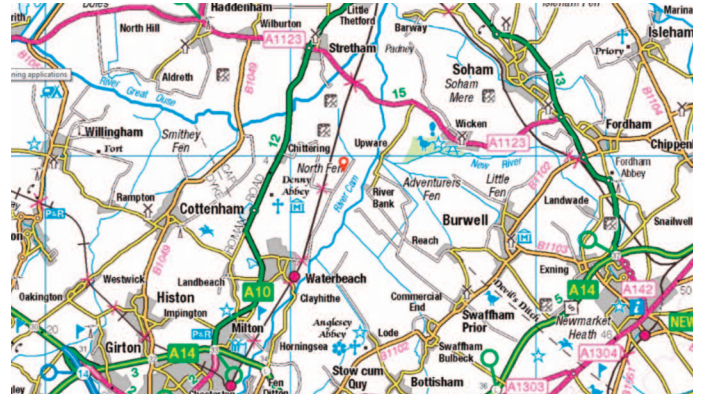
EPC

Reference number 9248-6084-7247-3650-7270.

Efficiency Rating: Current D Potential B.

Wayleaves, Easements, Covenants & Rights of Way

The property will be sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed.



Planning

The Bungalow was constructed subject to planning permission ref. S/1244/90/F with a planning condition that states the occupation of the dwelling shall be limited to a person solely or mainly employed in the locality in agriculture as defined in Section 290(1) of the Town and Country Planning Act 1971, or in forestry (including any dependents of such person residing with him), or a widow or widower of such person.

The vendors will expect any potential purchaser to demonstrate how they can fulfil this condition

Local Authority

South Cambridgeshire District Council, South Cambridgeshire Hall, Cambourne Park, Cambridge, Cambridgeshire, CB23 6EA.

Telephone: 0345 045 5215

Plans, Areas and Schedules

These are based upon the Ordnance Survey National Grid and are for reference only. The purchaser(s) will be deemed to have satisfied themselves of the land as scheduled.

Viewing

All viewing will be strictly by appointment only through Bryant Land and Property.

Contact

Jim Bryant at Bryant Land and Property

Tel: 01223 842675

Email: jim@bryantlandandproperty.com

Address: Manor Farm, Manor Rd, Little Shelford, Cambridge, CB22 5HF

Agents Notes

Bryant Land and Property, for themselves and for the sellers of this property, whose agents they are, give notice that:

- 1) The particulars are set out as a general outline only and for the guidance of intended buyers and do not constitute nor constitute part of an offer or contract.
- 2) All descriptions, dimensions, references to conditions, necessary permissions of use and the occupation and other details are given without responsibility and any intending buyers should not rely on them as a statement or representations of fact, but must merely satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No member of or person in the employment of Bryant Land and Property has authority to make or give any representation or warranty whatsoever in relation to this property.
- 4) The text, photographs, measurements and plans are for guidance only and are not necessarily comprehensive. No assumption should be made that the property has all necessary planning, building regulation or other consents.



Bryant Land and Property

Jim Bryant

Manor Farm, Manor Road, Little Shelford, Cambridge, CB22 5HF

T +44 (0)1223 842675

E jim@bryantlandandproperty.com

W www.bryantlandandproperty.com

