



The Mills, Waterbeach, Cambridge



A magnificent detached period residence in a secluded setting in the heart of lush gardens in this well-served village, complete with a train station connecting Cambridge and London.

Accommodation

Entrance hall | Sitting room | Kitchen/breakfast room | Study | Utility room | Music room
Dining room | Snug/family room | Garden room | Cloakroom | Boot room | Cellar

Principal bedroom | 4 further bedrooms | 2 bathrooms

Garaging | Mature landscaped gardens circa 1.14 acres

Location

Situated at the end of a picturesque tree-lined drive, 'The Mills' occupies 1.14 acres of landscaped gardens, offering ample parking and garaging for multiple vehicles. Every aspect of this remarkable home has been meticulously restored to the highest standards across its 4,231 square feet of living space spanning two floors.

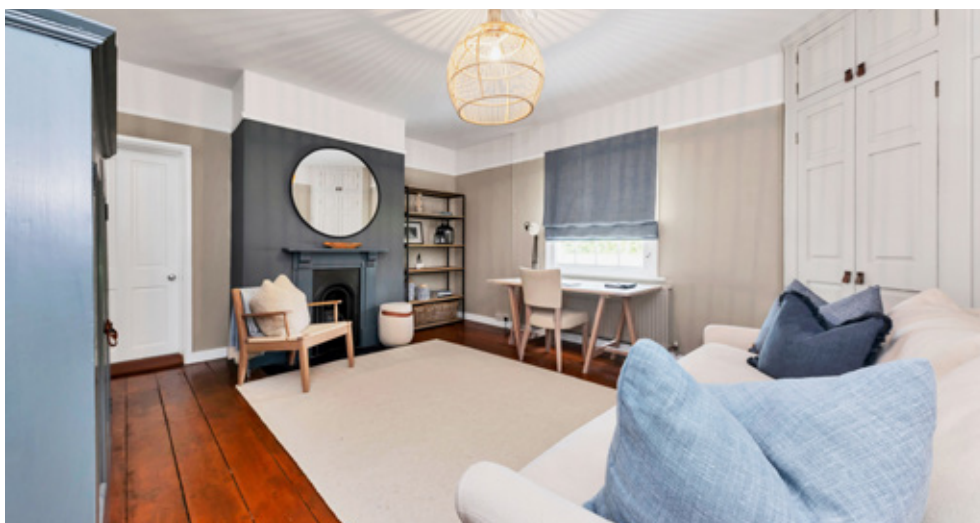


The Property

Step inside to find a wealth of charming features, including exposed wooden floors, striking marble fireplaces, and grand primary reception rooms with generous ceiling heights and elegant Georgian-style sash windows. The inviting reception hallway, complete with a functional fireplace, leads to the main living room, where twin French doors open to the front garden, featuring 11-foot ceilings, marble fireplace and exposed floors.

An inner hallway provides access to the main staircase leading to the expansive first-floor landing, one of two staircases within the home. A music room with dual aspect windows and doors opening to the garden room or conservatory, along with a dining room featuring a floor-to-ceiling bay window, are perfect for entertaining. Adjacent to the dining room, the well-appointed kitchen boasts bespoke cabinetry, stone countertops, limestone flooring with underfloor heating, and integrated appliances, including an Everhot set within the chimney breast.

Additional highlights on the ground floor include a snug or family room with a gas fireplace and garden views, a cloakroom, a study, and a utility room. Upstairs, a modern shower room and a luxurious family bathroom with underfloor heating serving five generous double bedrooms, including a breathtaking principal bedroom with expansive windows overlooking the front garden and exposed wooden floorboards. A generous cellar offers ample storage for wine enthusiasts.





Outside

Outside, a gravel driveway provides ample parking, leading to garaging for three to four vehicles. A garden wall and archways lead to the fully enclosed front garden, featuring manicured lawns, mature trees, and a boardwalk. Box hedging delineates the side lawn, while the expansive rear lawn completes the picturesque outdoor space surrounding 'The Mills'.

Property information

Services: Mains gas, electricity, water and drainage.

Tenure: Freehold

Local Authority: South Cambridgeshire District Council

Council Tax: Band H

EPC: E

Viewing: Strictly by prior appointment with the Knight Frank, LLP



Total Area = 426.3 sq m / 4,588.6 sq ft

Excluded Area Garage = 62.2 sq m / 669.2 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank Cambridge

FOR A
20 Station Road
Cambridge
CB1 2JD

knightfrank.co.uk

I would be delighted to tell you more

Michael Houlden

01223 972910

michael.houlden@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [May 2024]. Photographs and videos dated [May 2024].

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