



Brookside, Elsworth, Cambridge



Brookside, Fardells Lane, Elsworth, CB23 4JE

Elsworth is an attractive and sought-after village located about 9 miles west of Cambridge. The village benefits from a recreation ground, two public houses, a primary school, village shop, hairdressers and cricket pitch. Everyday shopping facilities can be found in Cambourne, about 3 miles to the south, with a more comprehensive range of amenities in the nearby University City of Cambridge, which has become the centre of the 'high tech' industry, internationally renowned Science Park and Addenbrooke's Hospital/ Biomedical Campus. There are also an excellent choice of independent and state schools on the south and west sides of the city. There are regular commuter services to London Liverpool Street from Cambridge mainline station (13.6 miles) and to London Kings Cross from St Neots (10.4 miles). All distances are approximate.



Tenure: Available freehold

Local authority: South Cambridgeshire District Council. Tel: 01954 713000

Council tax band: F

Services: Mains electricity and drainage. Oil fired central heating.

Knights Frank are pleased to offer this delightful family home in a mature and private plot in this highly regarded village to the north west of the city.

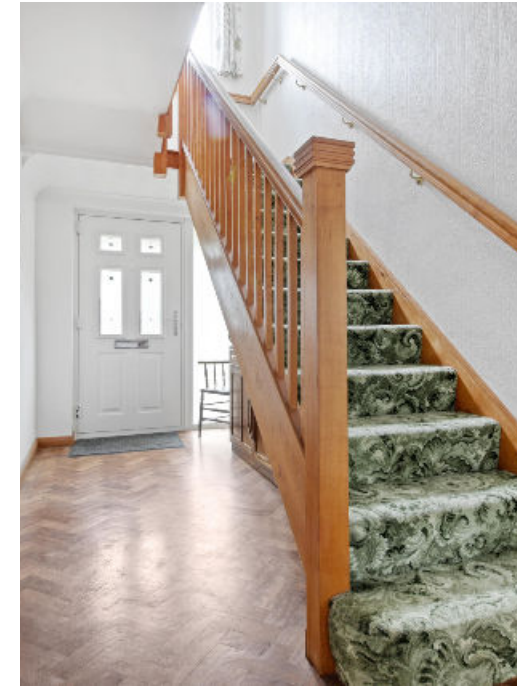


'Brookside' is a well-presented detached village home in an enviable plot of approximately 0.43 of an acre. Ideal for growing families offering scope to extend further subject to relevant planning consent. A generous hallway greets you, with wood block flooring and a staircase to the first floor with a bespoke balustrade. The sitting room features dual-aspect windows to the front of the house, and the main living room stretches from the front to the back of the property with French doors and working fireplace. The kitchen is fitted with a modern range of wall and base cabinetry and a corner breakfast bar finished with a useful pantry. A cloakroom and door to the rear garden complete the ground floor accommodation.

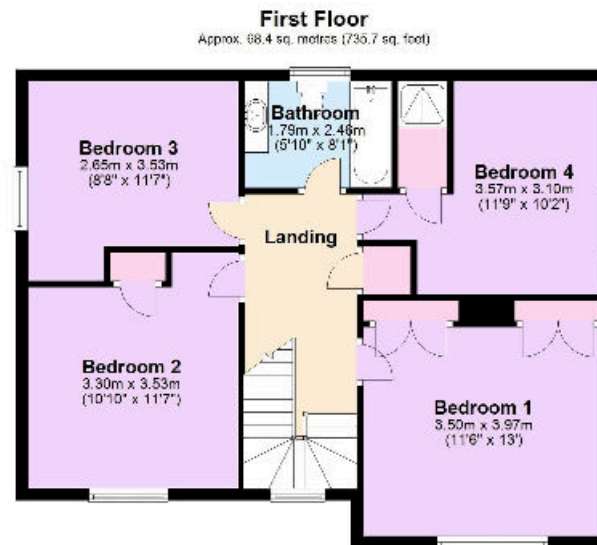
On the first floor, a bright landing area gives access to four well-proportioned bedrooms, one with an en suite shower room, and a separate family bathroom.

The house sits in the centre of a fantastic plot, with generous garden areas to all sides, mainly laid to lawn with mature bush and tree borders, adding to the privacy element and fruit trees. A 5-bar gate leads to a generous driveway providing off-road parking for multiple vehicles and a single garage with a further outbuilding and workshop.



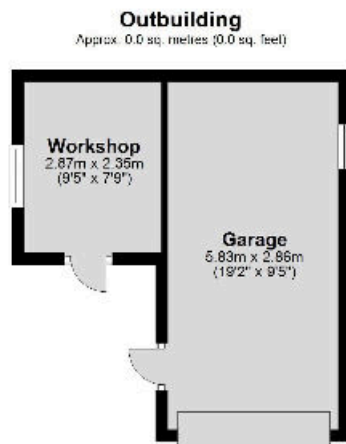


Light and spacious accommodation throughout



Approximate Gross Internal Floor Area
135.6 sq m / 1459.9 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.



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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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Particulars dated July 2023. Photographs and videos dated July 2023.

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Knight Frank
Cambridge
9 Hills Road
Cambridge
CB2 1GE

Michael Houlden
01223 080783
michael.houlden@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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