

16 Church Lane

Madingley, Cambridgeshire



A beautifully redesigned and extended family home backing onto open meadows in a highly sought-after village.



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Summary of accommodation

Main House

Ground floor: Entrance porch | Kitchen/Dining room | Living room | Utility room | Shower room | Garage

First floor: Principal bedroom suite | Three further bedrooms | Family bathroom

Outside: Private parking | Landscaped garden | Entertaining area



Situation

(Distances and times are approximate)

Nestled in the picturesque village of Madingley, this property offers the perfect balance of rural charm and urban convenience.



Located just three miles from the heart of Cambridge, Madingley is steeped in history, with landmarks such as Madingley Hall, dating back to 1543, and other historic homes and sites of natural interest. The village is set within an exclusive green belt, ensuring its unspoiled beauty remains protected from major development.



Madingley is highly sought after, particularly within academic circles, thanks to its proximity to the University of Cambridge's principal colleges, library and other facilities being within cycling distance. Excellent primary schooling is available in nearby Coton and secondary education in Impington and Comberton.



The village also benefits from superb transport links, with the M11 and A14 close by, as well as several exceptional golf courses in the area.



16 Church Lane

16 Church Lane has been thoughtfully extended to the front and rear, resulting in a bright and spacious family home set in beautifully landscaped gardens. The entrance porch leads into a stunning kitchen family room, with a fully tiled floor, modern cabinetry, set counter tops, and built-in appliances including a double oven and electric hob. A large picture window frames views of the front garden, bathing the room in natural light. A part-glazed door leads to the impressive living room, with a vaulted ceiling, reconfigured staircase to the first floor and a wall-mounted inset wood burner. Velux windows flood the room with light, while large French doors open to a rear lower courtyard style eating area. Additional features include a spacious utility room with a cloakroom and direct access to a single garage equipped with light and power.

The first floor offers a principal bedroom with an en suite shower room, three further bedrooms and a family bathroom.



Outside

Outside a five-bar gate provides access to ample off-road parking for numerous vehicles. A practical log store is also included. The rear of the property features a private lower ground floor dining area, ideal for outdoor entertaining, with steps leading to a landscaped garden mainly set to lawn with bush and flower bordering.

Property Information

Tenure:

Freehold.

Services:

Oil central heating mains electric, water and drainage.

Local Authority:

South Cambridgeshire District Council

Council Tax:

Band D

EPC:

D

Viewings:

All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area

Total Area: 196 sq.m / 2,109.9 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.



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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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