

The Old Rectory

Weston Colville, Cambridgeshire





A beautiful, period former rectory on the edge of the village.

Cambridge 13 miles (fast trains to London Kings Cross from Cambridge North (from 54 minutes) or Cambridge from 48 minutes),
Newmarket 7 miles, A11 5 miles, Whittlesford Parkway (trains to London Liverpool Street from 64 minutes), central London 62 miles.
(Distances and times approximate).



Summary of accommodation

Reception hall | Drawing room | Garden room | Kitchen/dining room | Sitting room | Study | Utility room | Pantry | WC | Cellar

Principal bedroom with dressing room and en suite bathroom | Guest bedroom with en suite bathroom | Four further bedrooms | Family bathroom

Garden and Grounds

Play room with kitchenette and store | Home office | Lawned and formal gardens with terrace | Paddock | Tennis court

In all about 6.07 acres

Situation

Times and distances are approximate

Located on the edge of the village of Weston Colville, with its parish church, dating from the 14th century, The Old Rectory sits in a private, elevated position.



Nearby Newmarket provides an extensive range of shops, restaurants, supermarkets, and local amenities.



The A11 is only around 5 miles away and fast trains into London from Cambridge, only around 13 miles away, or Whittlesford Parkway.



There are a number of renowned independent and state schools in the area.



The award-winning pub, The Chestnut Tree, is in the neighbouring village of West Wrating.



The Gog Magog, Newmarket Royal Worlington



Newmarket



There are numerous footpaths in the area, directly accessible from The Old Rectory, including the Icknield Way Trail nearby.



The Old Rectory

The Old Rectory offers well laid out family and entertaining accommodation, with well-proportioned principal reception rooms and extensive and flexible bedroom accommodation.

It is set in an elevated position on the edge of Weston Colville and centrally in its land, with an in and out driveway, through the beautiful gardens and grounds.

The front door leads to an open reception hall with stairs to the first floor and doors leading off to the drawing room, with open fireplace and access to the garden room, sitting room and study. A corridor leads to the large kitchen/dining room, with door through to the utility room and pantry, as well as to the rear of the house. The first floor comprises a large principal bedroom, with dressing room and en suite bathroom. There is a guest bedroom with en suite bathroom, four further bedrooms and family bathroom.







Approximate Gross Internal Floor Area
 House: 476 sq m / 5,124 sq ft
 Outbuildings: 26.8 sq m / 288.8 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.



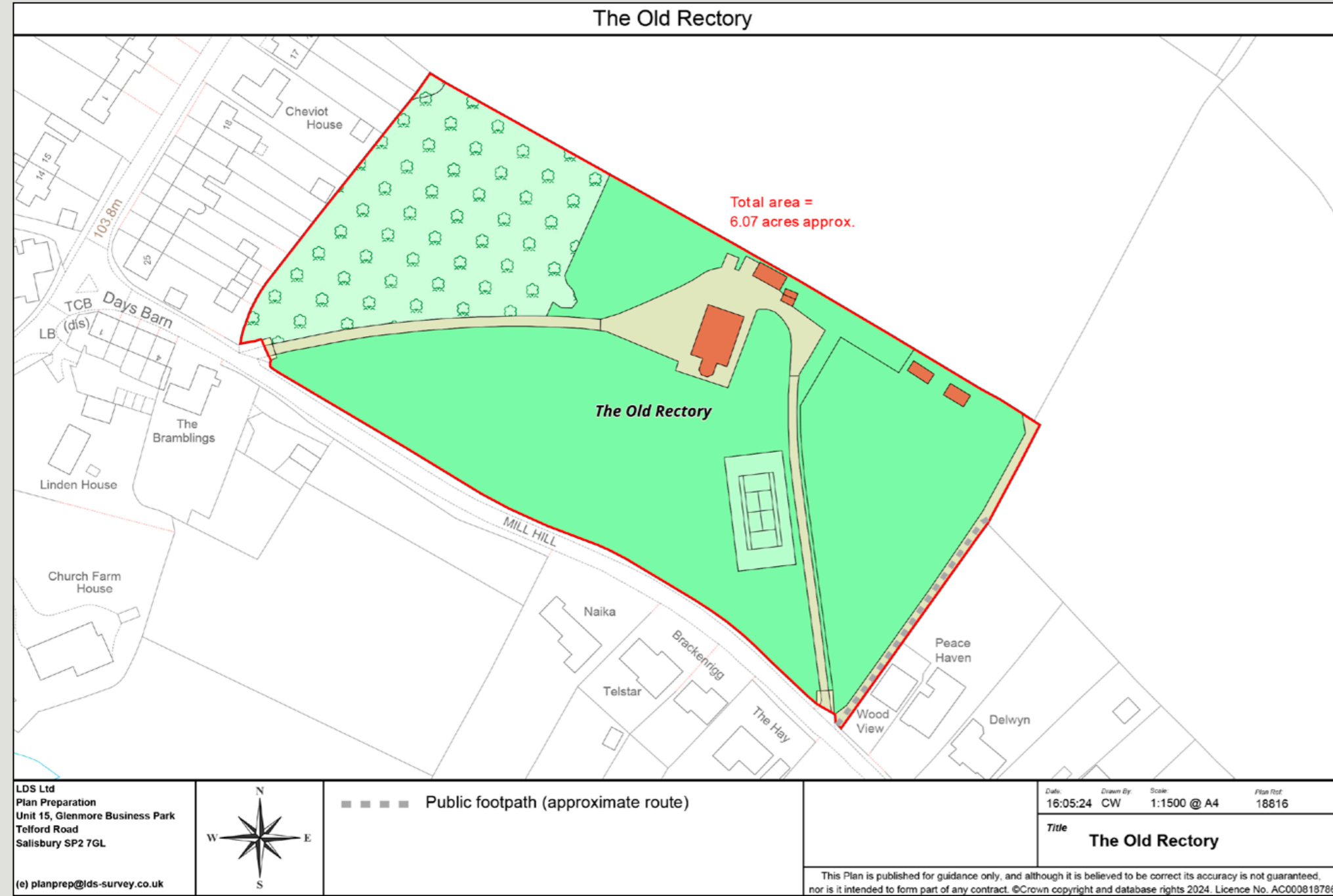


Outside

The gardens at The Old Rectory feature two sweeping drives to the house, a large parking area to the front and side of the house, expansive lawns, formal gardens close to the house, a tennis court and paddock.

There is also a separate building with a playroom, with kitchenette and separate tool shed, as well as a separate home office.

In all about 6.07 acres.



Property Information

Services:

Mains electricity, water and mains drainage.
Oil fired central heating.

Tenure:

Freehold.

Local Authority:

East Cambridgeshire District Council.
Tel: 01353 665555

Council Tax:

Band H

EPC:

Band F

Postcode:

CB21 5NY

what3words:

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Viewings:

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



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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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