



Thornhill Place, Longstanton, CB24 3EF
£385,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

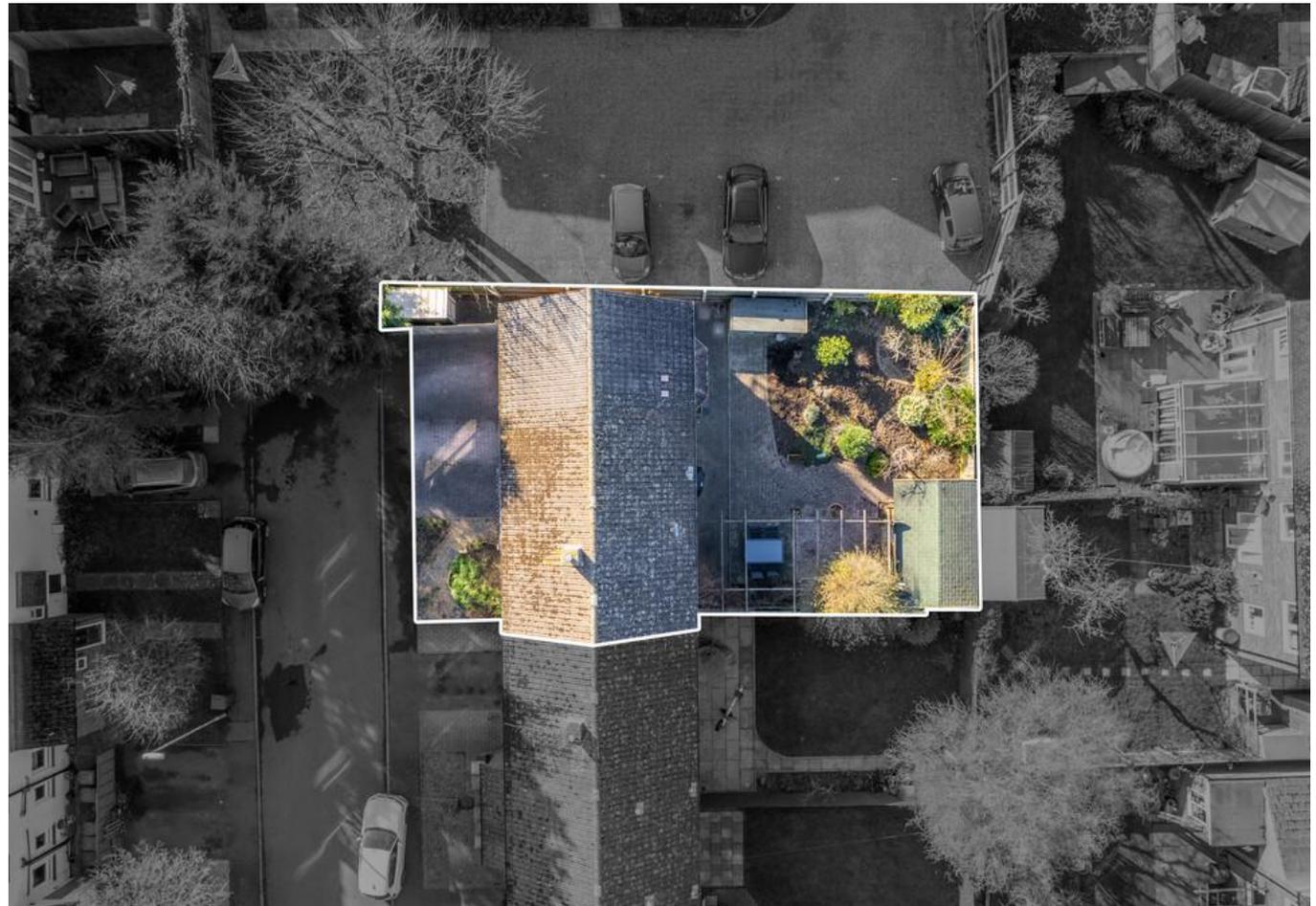
An extended, four bedroom, popular ex MOD house which is situated within this leafy and established, sought after development – perfect for families being a short walk to the primary schools, shops and village green. The extension provides a large, open plan kitchen/dining/family room and the four bedrooms are all doubles. Set within a generous plot, this is one not to be missed!

INTERIOR

The ground floor comprises an L-shaped living room with French doors leading to the rear garden. There is also a ground floor wc, separate utility room and large open plan kitchen with a wide range of storage, including a walk in pantry, space for a dining table and sofas within the cosy bay window. The first floor is equally impressive, with four double bedrooms, the master being a surprisingly spacious and leading to a walk-in wardrobe and en suite bathroom. The family bathroom completes the first floor.

EXTERIOR

To the front of the property is a driveway providing off-road parking for three (two) vehicles, gated access leads to the generous rear garden which is landscaped with mature and well stocked flower beds, a large expanse of patio with pergola provides a perfect space for family BBQ's. Another advantage is an insulated, timber home office with power and internet connected.



LOCATION

KEY FEATURES

- Easy Access into Cambridge
- On Guided Busway
- Two Storey Extension
- Ground Floor WC
- Separate Utility Room
- Four Double Bedrooms
- En-Suite and Walk-In Wardrobe
- Low Maintenance Garden
- Home Office





Longstanton is an area of interest to many buyers from Cambridge because of the advantage of the guided busway which runs every 7 minutes into Cambridge and then onto Cambridge station and Addenbrooke's hospital. The village is also only 2.5 miles from the A14 and 5 miles from the M11. There is a good community spirit within the village which holds various events including a local market and summer fayre. You can also find regular events and classes at the primary school or Northstowe Secondary School and regular sports events are held at the recreation ground and The Pavilion. Facilities in Longstanton include a primary school, a village institute, doctors and dentist surgery, veterinary surgery, public house, village store with post office, fish and chip shop and a co-operative store. The village will benefit from a wider choice of facilities on offer from the neighbouring purpose-built town of Northstowe that is currently in development.

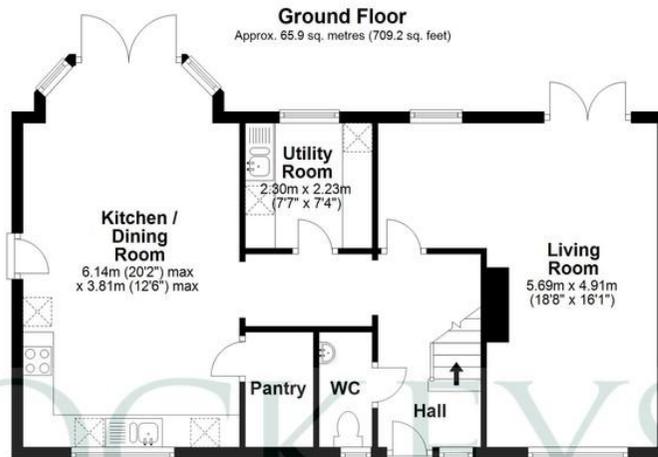


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Total area: approx. 128.5 sq. metres (1383.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

ADDITIONAL INFORMATION

Local Authority
South Cambridgeshire District Council

Council Tax Band
B

Services
Main gas, electricity and water

Transport Links
A14, M11 and A1
Guided Bus Stop Longstanton
Nearest Train Stations Huntingdon 10 Miles,
Cambridge North 10 Miles

Energy Rating
Energy Efficiency Rating C

Tenure & Possession
Freehold

Vendors Position
Onward chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		

Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockeys Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.