



Hinge Farm, Waterbeach,  
Waterbeach, CB25 9LW

**Guide price £650,000**





## Hinge Farm, Waterbeach, CB25 9JU.

- About 5 acres
- Extended 4 bedroom family house
- Wonderful setting

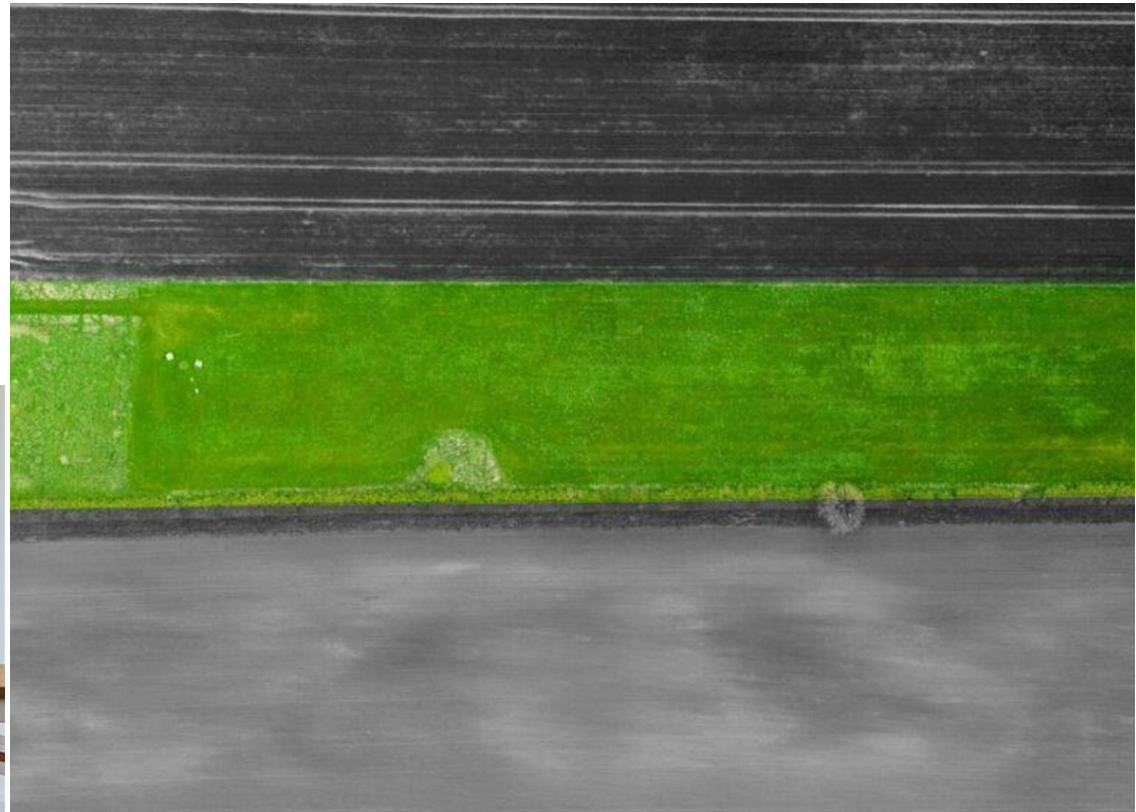
A four-bedroom detached house, with about 5 acres, in a fabulous semi-rural location.

This extended family house is perfect for those seeking a smallholding or space for horses. Located on the outskirts of the village, yet only 2.2 miles from the railway station.

The accommodation is well planned, extends to about 1448 sq. ft, and includes a living room with a dual aspect and a fireplace, the kitchen/breakfast room is open plan with the dining room and has fitted handmade cupboards, solid wood worktops and an island, there is a butler sink, wood flooring and there are two sets of doors to the rear garden. The dining area has a fireplace and wood burner and a door to the double-glazed conservatory which has access to the garden. A good size hallway, utility room and shower room complete the ground floor.

Upstairs, there are four bedrooms, two are good size doubles, and the family bathroom has a separate shower and WC.

Outside, there is a block paved driveway to the side of the house providing parking, gardens extend to the front side and rear of the house and are enclosed, there is a large timber decked area and mature shrubs and trees as well as lawned areas. A log cabin with power connected provides a perfect space for a gym or home office and there is a further storage shed.







Across the shared private road, is the field, perfect for horses or a smallholding, but currently laid mainly to grass for hay, there is a fenced goat pen and, a large orchard. There is water on site.

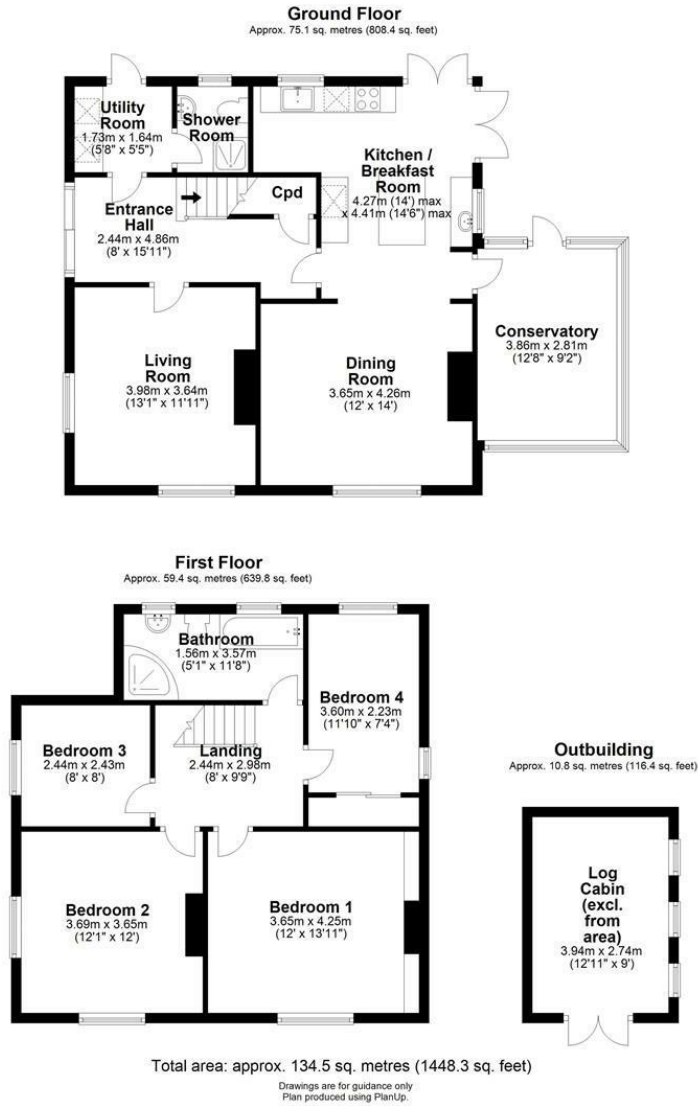
The house has gas central heating via its own LPG tank, double glazing, and a pumped borehole supplying water, drainage is via a septic tank. Access is via a shared private road, the upkeep of which is also shared.

Waterbeach is a popular and thriving village, at its centre is a traditional village green with a variety of shops and pubs surrounding it. There are excellent recreational facilities in the village, as well as a primary school. The village is just off the A10 which provides good access to the A14, Cambridge Science Park and the City, all of which are under 4 miles away. Waterbeach also has a railway station, which makes the village extremely popular with those needing to commute to London. SAT NAV: CB25 9LW What3Words: ///sprinter.possibly.voices

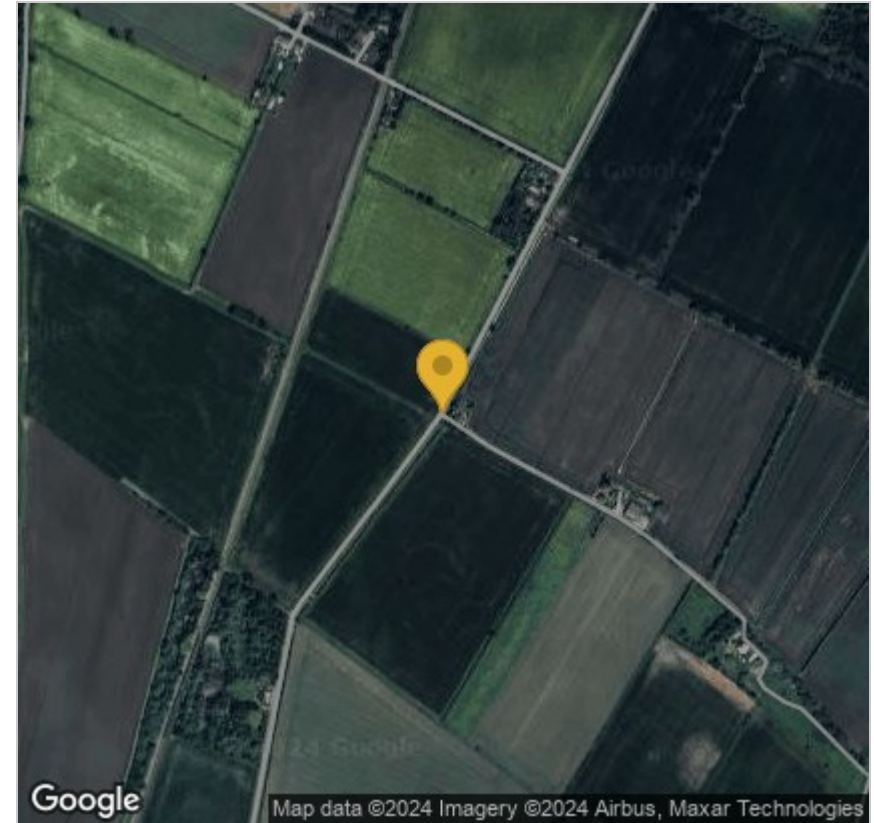




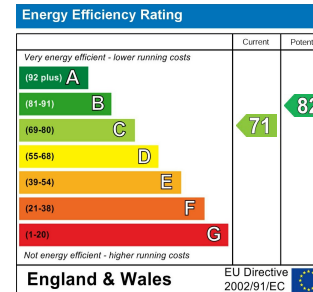
# Floor Plan



# Area Map



# Energy Efficiency Graph



Please contact our Waterbeach office on 01223 949444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: C

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