

18 Pepys Way, Girton
Cambridge, CB3 0PA

Guide price £650,000

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18 Pepys Way

Girton, CB3 0PA

- Detached family home
- Grounds of 1/5th of an acre
- Off-road parking
- Excellent village location

A detached and extended 4 bedroom family home with plenty of off road parking and a substantial rear garden, located in the very popular village of Girton.

18 Pepys Way has been a wonderful family home for many years and provides for over 1,500sqft of accommodation. The property is set back from the street scene behind a well maintained gravel driveway suitable for several cars.

The front porch offers a useful space for coats and shoes before entering the main hallway, where there is further additional storage under the stairs. To the front of the property is a large dual aspect sitting room with a generous south facing window making the room incredibly light. Down the end of the hallway is the well-designed and extended kitchen and dining room, as well as a further living room and garden room. The space has been designed to provide for defined areas while retaining an open plan feel. The living room opens into the dining space which itself is separated from the delightful garden room by partially glazed French doors, allowing light all the way through the property.





The kitchen is well equipped with plenty of cabinetry, integrated Bosch ovens and plenty of worktop space. Adjoining the kitchen is a very useful utility area, with space for laundry appliances, a separate wc and side access. From the hallway is the generous family bathroom which is fully tiled with bath, shower over, wc and basin and heated towel rail.

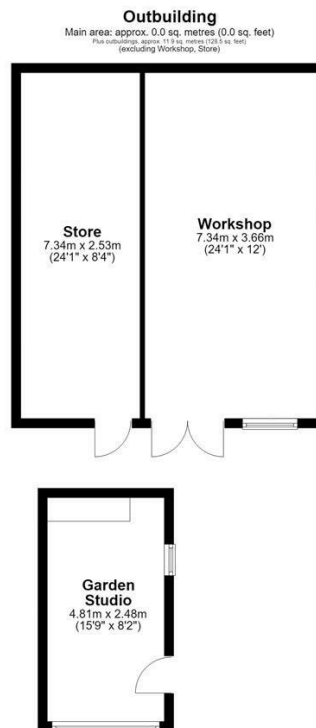
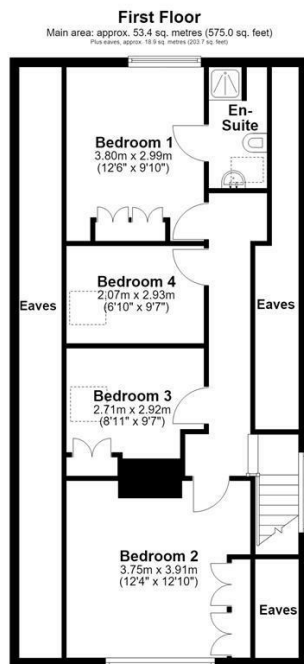
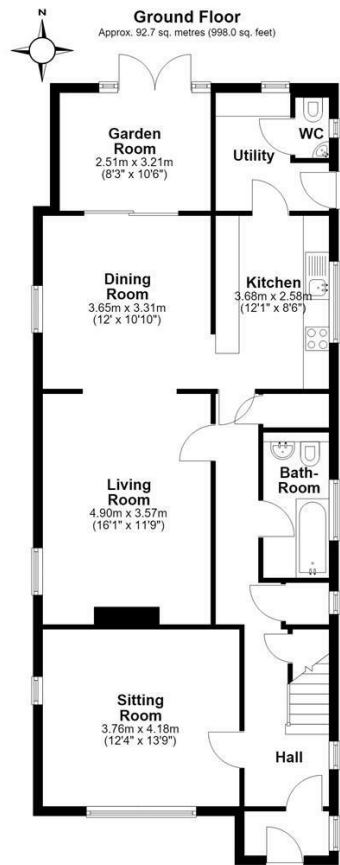
Upstairs the primary double bedroom with ensuite shower room occupies the rear of the property and benefits from views down the 200ft+ garden. There is another double room to the front of the property which has integrated storage, and there two further single rooms, both with charming original fireplaces, completing the first floor.

The garden is a wonderful space and consists of a balanced mix of workshops, sheds, expansive lawn, fruit trees and outside dining areas. There is also a hugely useful detached home office with power and lighting.

Girton is a very desirable and well-established village with excellent local amenities such as a doctors surgery, dental practice, primary school, recreation ground and local shop. Cambridge and the A14 are easily accessible as is the new development of Eddington.

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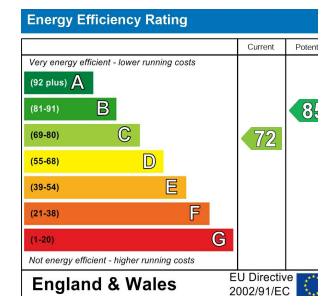




Main area: Approx. 146.1 sq. metres (1573.0 sq. feet)
Plus outbuildings, approx. 11.9 sq. metres (128.5 sq. feet)
Plus eaves, approx. 18.9 sq. metres (203.7 sq. feet)



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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