



DAVID
BURR

**18 Horseshoes Lane,
Weston Colville, Cambridgeshire**



18 Horseshoes Lane, Weston Colville, CB21 5NU

Weston Colville is located in close proximity on the eastern side of the A11, and is just a short drive to the world-renowned horse-racing town of Newmarket and the popular city of Cambridge both of which provide commuter rail links to London. The village offers a church, local post office and still has an active cricket club and nursery.

This beautifully presented, individual detached home enjoys a prime position with uninterrupted views across the village cricket pitch. Offering close to 1,700 sq. ft of well-planned accommodation arranged over two floors, the property features a spacious double-aspect sitting room with a wood-burning stove, a stylish modern kitchen open to the dining area, and three generous double bedrooms — two of which benefit from en suite facilities. Externally, the home is set within established private gardens and includes a gated driveway, single garage, and a workshop, all set against the picturesque backdrop of the cricket green.

A beautifully presented detached home measuring close to 1,700 sq. ft of accommodation with cricket pitch views, spacious interiors, and private gardens with garage and workshop.

Ground Floor

ENTRANCE PORCH A welcoming entrance porch featuring a side window panel and tiled flooring, leading through a solid internal door into the main hall.

ENTRANCE HALL Bright and airy with a semi-vaulted ceiling and attractive engineered wood flooring. Stairs rise to the first floor, enhancing the spacious feel.

SITTING ROOM A charming, dual-aspect reception room offering a cosy ambiance with its feature fireplace, complete with brick hearth and surround and a wood-burning stove. A large bay window provides a pleasant outlook over the gardens. An open-plan layout flows seamlessly into the kitchen and dining area.

KITCHEN/DINING AREA Stylish and contemporary, the kitchen is fitted with shaker-style cabinetry and solid wood worktops. A central island hosts a ceramic hob with a bespoke extractor hood above, and there are integrated appliances including a dishwasher, fridge, freezer, eye-level oven and microwave combination, and warming drawer. Engineered wood flooring continues throughout, and views extend over the garden and nearby cricket pitch.

BEDROOM 2 A comfortable double bedroom with built-in wardrobes, offering ample storage. Door leading to the **ENSUITE** which is fitted with a tiled shower enclosure, hand basin, and low-level WC. Finished with tiled walls for a sleek, modern look.

BEDROOM 3 A bright, double-aspect room featuring fitted wardrobes and generous proportions.

FAMILY BATHROOM Comprising a panelled bath, hand basin, bidet, and low-level WC. Tiled walls and a wall-mounted mirror complete the space.

First Floor

GALLERIED LANDING With a Velux window allowing natural light to flood in, this landing leads to the main bedroom and additional spaces.

BEDROOM 1 A delightful principal bedroom with part-sloping ceilings and picturesque views across the village green and cricket pitch. Door leading to the **ENSUITE** which includes a shower cubicle, hand basin, and low-level WC, with access through to the **WALK-IN WARDROBE** A practical and perfect for storage and organisation.

STUDY/PLAYROOM A flexible space accessed from the landing, ideal as a home office, playroom or reading nook, with a Velux window bringing in natural light.

Outside

The property is set within a triangular plot at the end of a no-through road, enjoying uninterrupted views over the village green and cricket pitch. A block-paved driveway offers ample off-road parking and leads to a covered car port, giving access to a **SINGLE GARAGE** and **WORKSHOP/OFFICE** with power and light.

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The front garden is mainly laid to lawn with mature trees and is enclosed by established hedging, with pedestrian and double five-bar gates providing access. Wrought iron gates to either side of the house lead to the front entrance and wrap-around gardens, which offer a high degree of privacy and a peaceful.

Material Information

SERVICES Oil fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY South Cambridgeshire

COUNCIL TAX BAND E. (£2,901.03 per annum)

EPC Band D.

TENURE Freehold.

CONSTRUCTION TYPE Traditional brick construction under tiled roof.

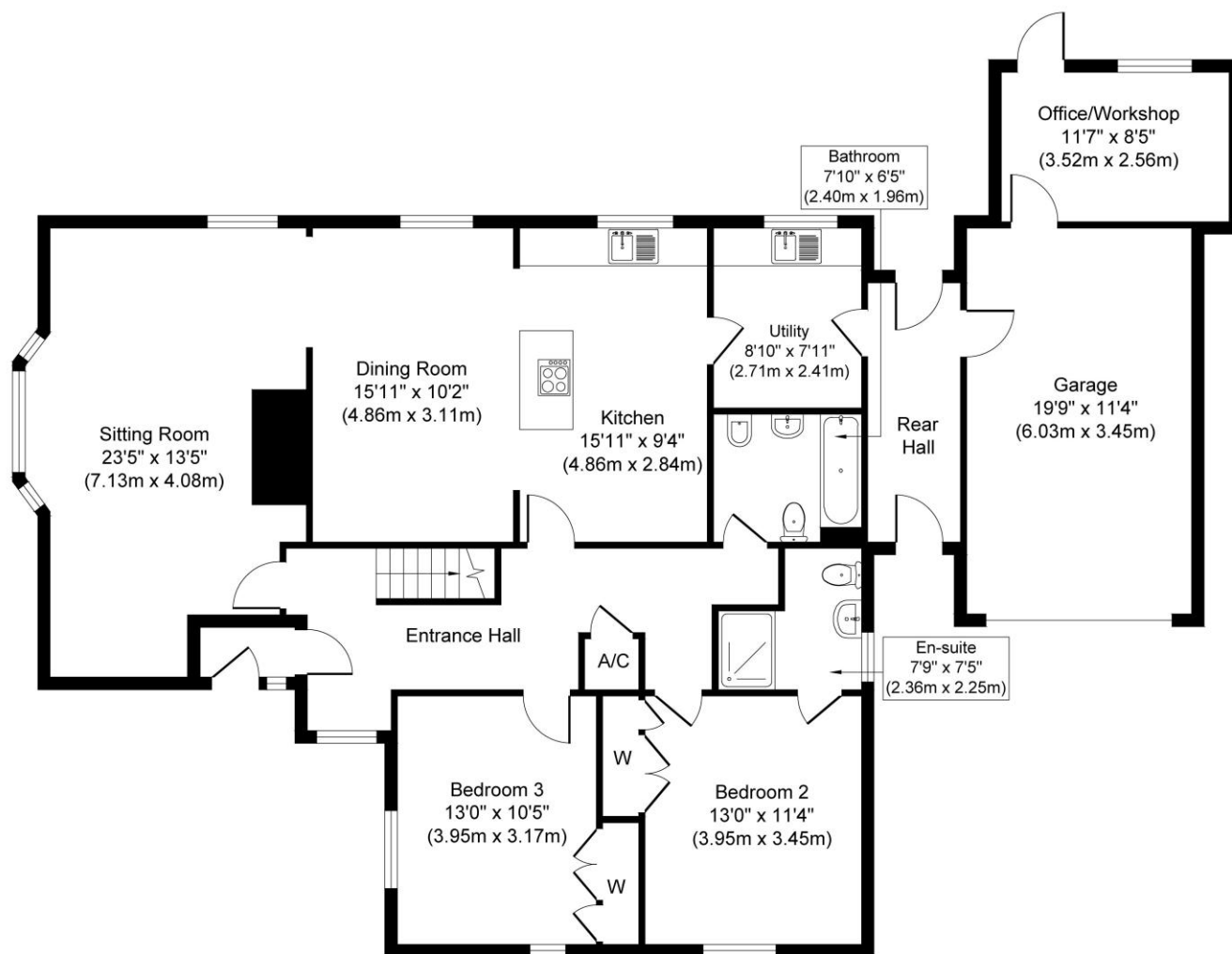
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 61 mbps download, up to 14 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS bridge.spirit.prowling

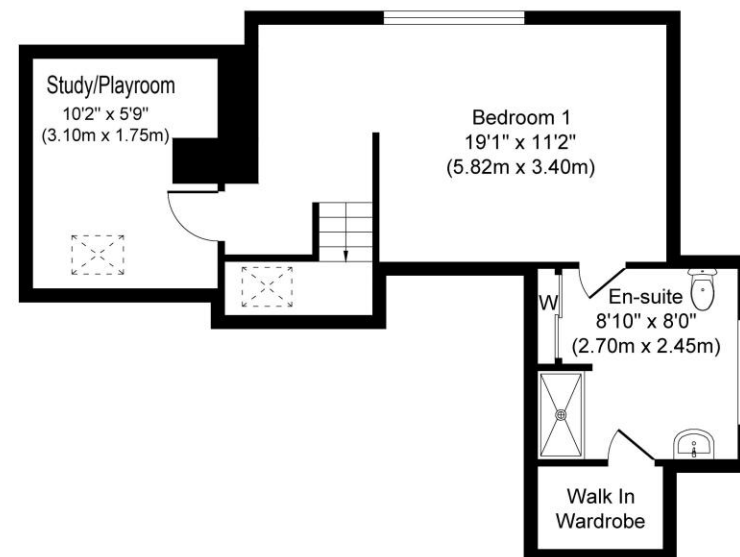
VIEWING Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
1753 sq. ft
(162.90 sq. m)



First Floor
Approximate Floor Area
497 sq. ft
(46.15 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

