



MILLERS ROAD
Toft

Carter Jonas

MILLERS ROAD, TOFT, CAMBRIDGE, CB23 2RX

- Cambridge - approx. 5 miles
- M11 (N&S) - approx. 3.5 miles
- Royston Railway Station - approx. 12 miles

Open-plan sitting/dining room • Fully fitted kitchen • Utility & separate cloakroom • Ground floor bedroom & shower room • Four bedrooms • Two bathrooms (one en-suite) • Studio/annexe with kitchenette and shower room • South-facing rear gardens & terrace • Ample parking • EPC rating C

DESCRIPTION

19 Millers Road is an attractive, substantial village home with hugely versatile and spacious accommodation extending to over 2200sqft. The current owners have carried out a programme of extension and improvement to create a wonderful home with flexible living and working from home space.

On the ground floor is a superb open plan living/dining room, flooded with natural light, with bi-fold doors opening to the terrace garden and wood-burning stove. This leads through to the contemporary, fully fitted kitchen and large utility room. There is also a good-size double bedroom (which can alternatively be used as a snug/office/playroom) with doors to the garden and en-suite shower room.

The first floor boasts four further double bedrooms and two modern bath/shower rooms. Viewing of this very well-presented, family/multi-generational home is highly recommended. Tucked away on the edge of this ideally situated village it is the perfect mix of convenience and peacefulness.

AN IMPRESSIVE AND VERSATILE VILLAGE HOME WITH GENEROUS ACCOMMODATION OF OVER 2200SQFT WITH ANNEXE/STUDIO, SECLUDED GARDENS AND AMPLE PARKING SITUATED IN POPULAR AND CONVENIENT LOCATION.



OUTSIDE

The property is set nicely back from a no-through road, with gentle sloping lawns and parking for two/three cars. The enclosed rear gardens are south-facing with a paved terrace across the back of the property, ideal for al-fresco dining and entertaining. There is undercover storage to the side house for bins, bicycles, garden furniture etc. An added bonus is the detached studio/annexe, perfect for guests/dependant relative, with kitchenette and shower room. This has its own access to additional parking at the rear.

LOCATION

Toft is a popular and attractive village situated between the well-served villages of Bourn and Comberton. Within the village itself is a primary school and a village shop, both within walking distance of the property. There are more varied and extensive amenities in the neighbouring villages of Bourn, including convenience store, doctors' and dentists' surgeries, farm shop and café and public houses/restaurants, and Comberton with its highly regarded village college and further shops and schooling. Toft is a short drive to Cambridge and for those needing to commute by road or rail, there is easy access to the M11 (north and south) and a mainline railway station in the market town of Royston.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All main services are connected. Underfloor heating downstairs. Solar panels & battery.

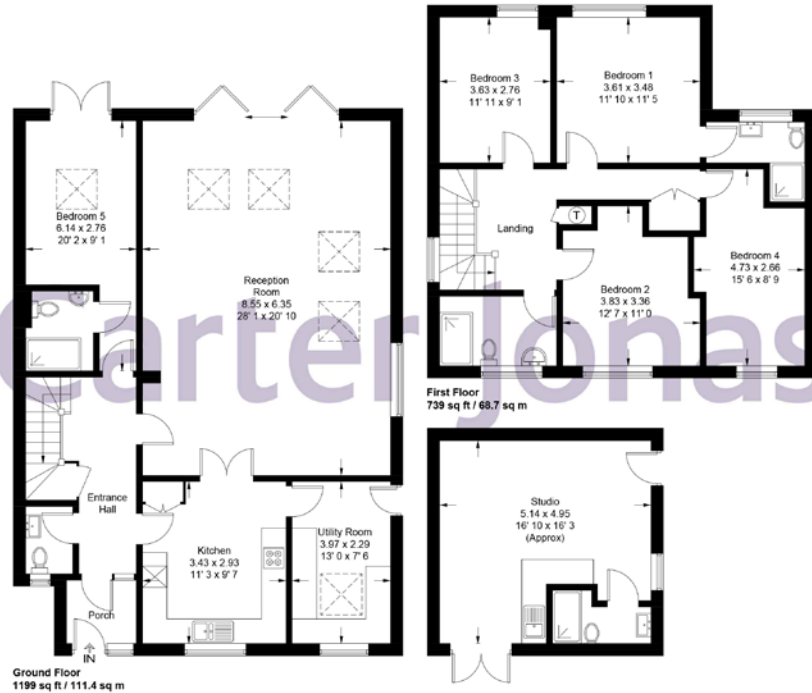
Local Authority: South Cambridgeshire District Council

Viewings: Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330



Millers Road

Approximate Gross Internal Area = 1938 sq ft / 180.1 sq m
 Garden Studio = 278 sq ft / 25.8 sq m
 Total = 2216 sq ft / 206.9 sq m



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	69	78
EU Directive 2002/91/EC		

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