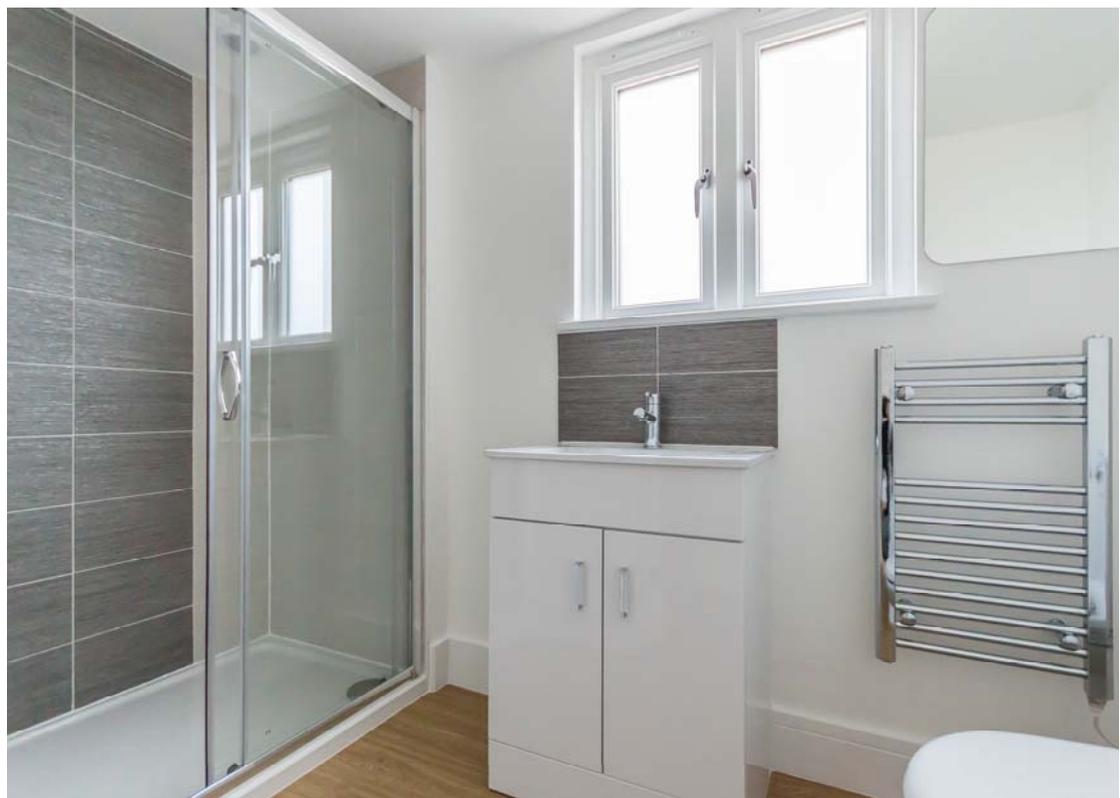




TuckerGardner

Honey Court, Quay Road, Lode, CB25 9EY

Guide Price £195,000





Honey Court is a select development of just six properties, being sold with the benefit of a 10 year NHBC Warranty (excluding Plot 1 and main house) built and finished to a high standard by local builders, with extensive communal gardens and parking for several vehicles. The properties are ideally placed for access to the world-renowned University City of Cambridge City and the market town of Newmarket, as well as the A14/M11 road networks.

The village of Lode is conveniently situated just off the B1102, about seven miles east of Cambridge and seven miles west of the market town of Newmarket, generally considered the birthplace and global centre of thoroughbred horse racing and a potential World Heritage Site. There are schooling and shopping facilities in the neighbouring village of Bottisham, including the Community Primary School and Bottisham Village College (OFSTED Outstanding). Swaffham Prior Church of England Primary School is nearby. There is fast and easy access to both Cambridge with the newly opened cycle path and Newmarket via the A14 and the M11 is only a few minutes drive away. Rail links are very good and the development is within easy reach of Cambridge North Mainline Railway Station, as well as the village of Waterbeach with its Mainline Railway Station providing links to Cambridge City Centre and London's Kings Cross. The historic village was built between Roman and medieval times to bring supplies to the surrounding villages via the River Cam. Nearby is Anglesey Abbey, a large country house now owned by the National Trust, which also maintains Lode Watermill. There are several footpaths across the fields and with views to picturesque open countryside.

All units boast good levels of natural light and offer low maintenance accommodation within an open-plan living space with a contemporary finish. There are BT connections, inset spotlights and a useful loft ladder.

The development is accessed from Lode Road and is set behind an exposed brick entrance. There is a gravelled off-road resident's parking area with additional visitor's parking, sheltered bicycle storage and an enclosed bin store. The gardens, which enjoy high levels of privacy, are laid to lawn and surrounded by mature hedges and established trees within vast grounds. Pathways lead to the front doors and there is an outside light to each property. The inner, communal, courtyard garden is laid to lawn and surrounded by light shingle.

Plot 6:

This single-storey, barn style, property has dark wood weatherboarding, measuring just under 470 sq ft. Comprising of a wide entrance hall with access to the loft space and an impressive, dual aspect, open-plan kitchen/living/dining room. The kitchen area has a comprehensive range of base and eye-level, soft close, storage cupboards and drawers, wood effect work surfaces, integrated dishwasher and washer/dryer, a 1.5 bowl ceramic Butler sink unit with mixer tap, chrome furniture, oven with 4-ring induction hob with extractor hood above and attractive contrasting Porcelanosa tiled splashbacks. Of note is the high vaulted ceiling and this bright, dual aspect, room has a window with views to the Green space and French doors opening to the communal courtyard.

The master bedroom is a good size measuring 14'7" x 10'11" with a window with views to open countryside. The en suite shower room is tiled and includes a modern white suite of WC, vanity unit with washhand basin, shaver point, enclosed double shower cubicle with rainfall head, heated towel rail, mirror with light above and a frosted window.

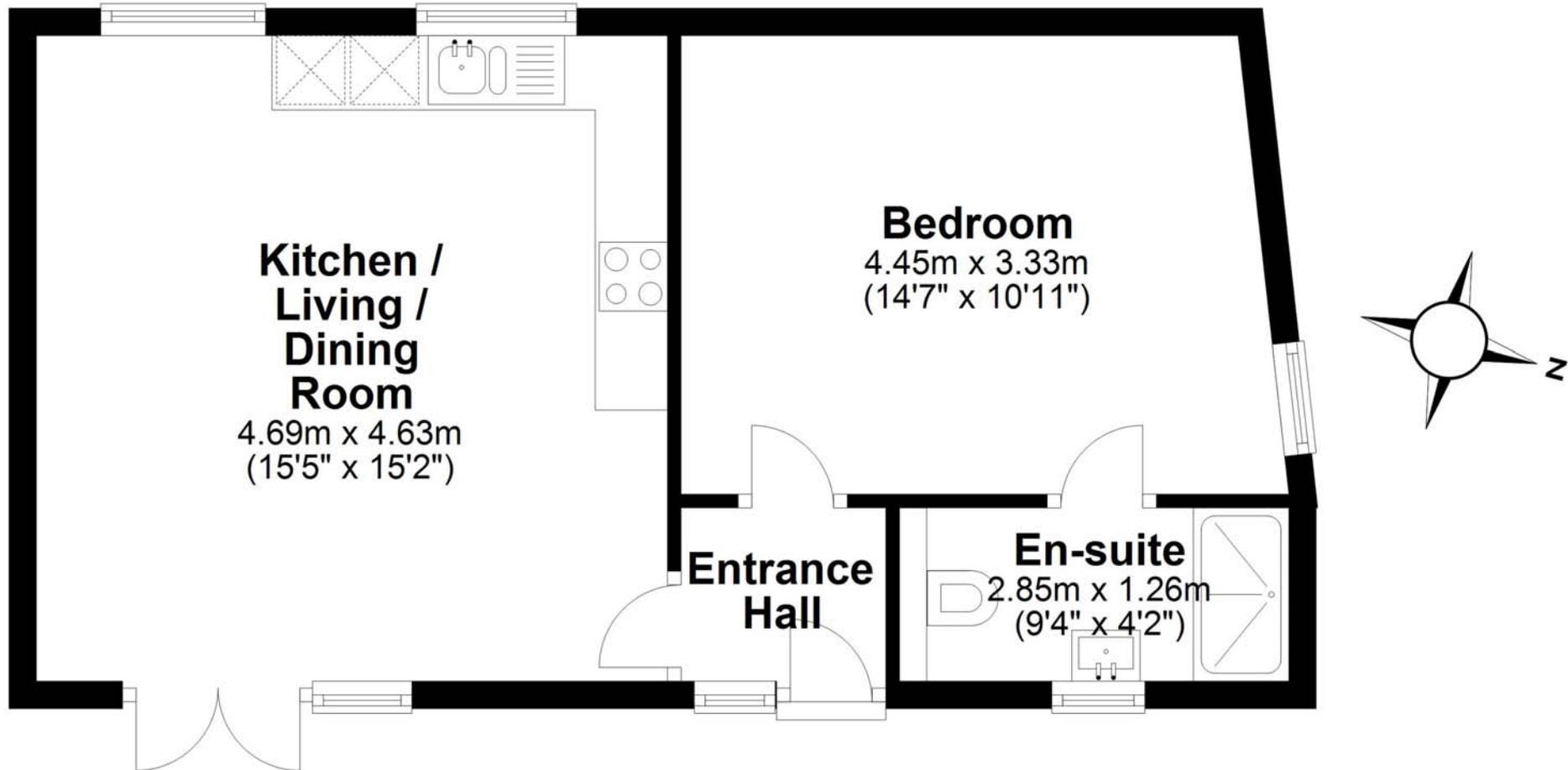
Agents Note:

Freehold with each owner having a share in the Freehold interest of the common parts.



Floor Plan

Approx. 43.5 sq. metres (468.5 sq. feet)



Total area: approx. 43.5 sq. metres (468.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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Viewing arrangement by appointment 01223 470099

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. **Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.**

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