

Mill Hill, Weston Colville, Cambridge Cambridgeshire CB21 5NY

**51°88'98"N** , **1°02'83"W** what3words///download.drawn.vest

COUNTRY HOUSE



# **ABOUT THIS HOUSE**



he Old Rectory is the kind of house you dream of – a handsome unlisted former rectory tucked away at the end of a long private drive, perfectly positioned in the centre of its plot and surrounded by peace, privacy and beautifully tended gardens.

The house is full of charm, warmth and light. Sunlight streams through large sash windows, illuminating soft tones and original features throughout. The proportions are spot on. High ceilings, wide hallways and generously sized rooms that lend themselves to everyday living and entertaining.

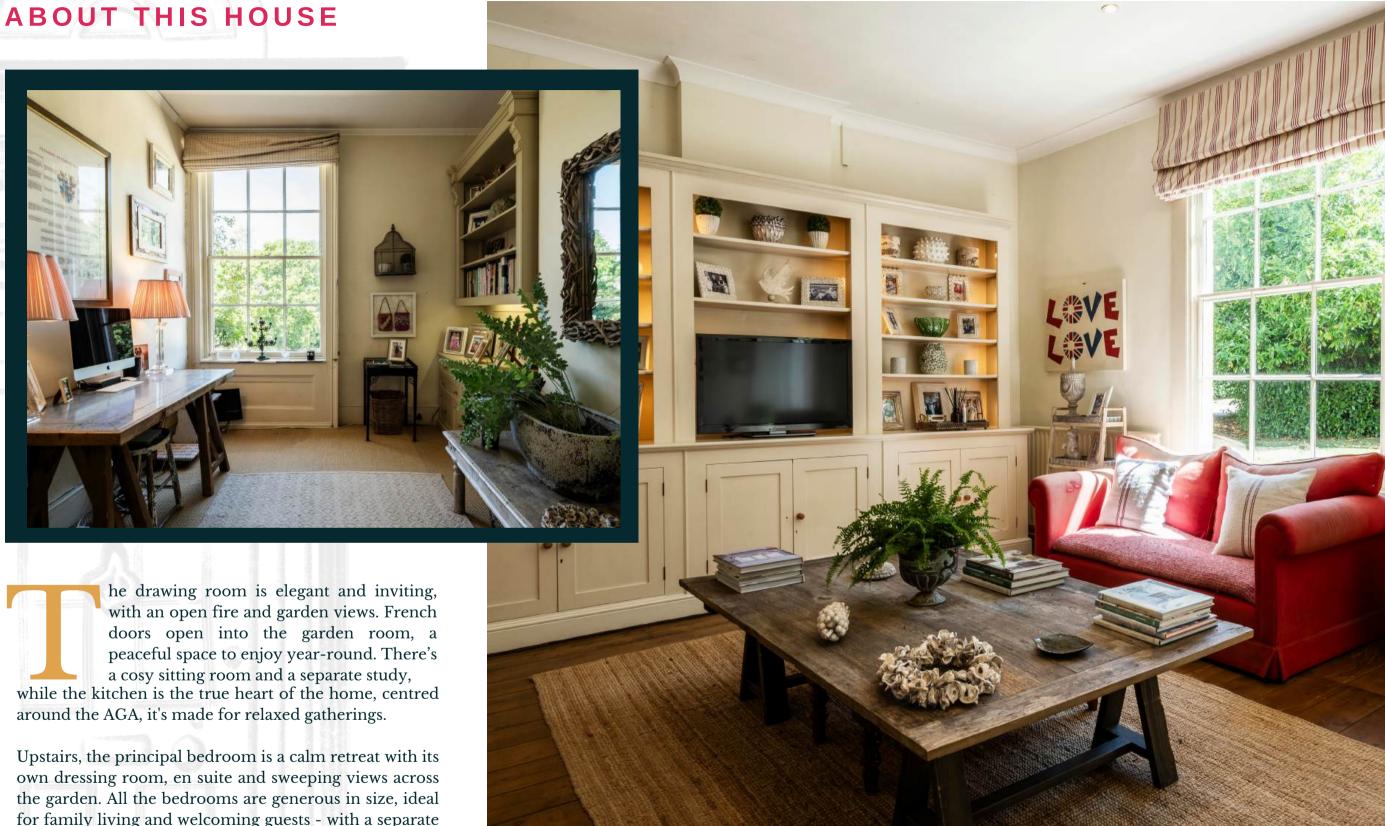












for family living and welcoming guests - with a separate guest suite, four further bedrooms and a family

bathroom.



# **ABOUT THIS HOUSE**

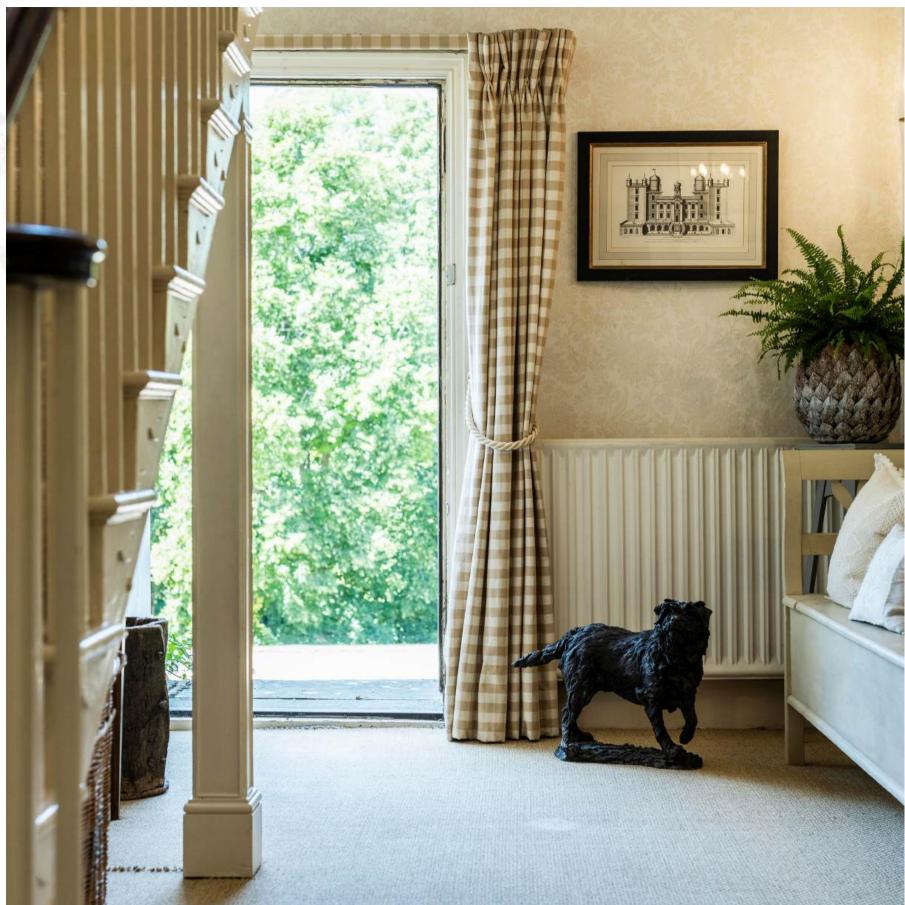


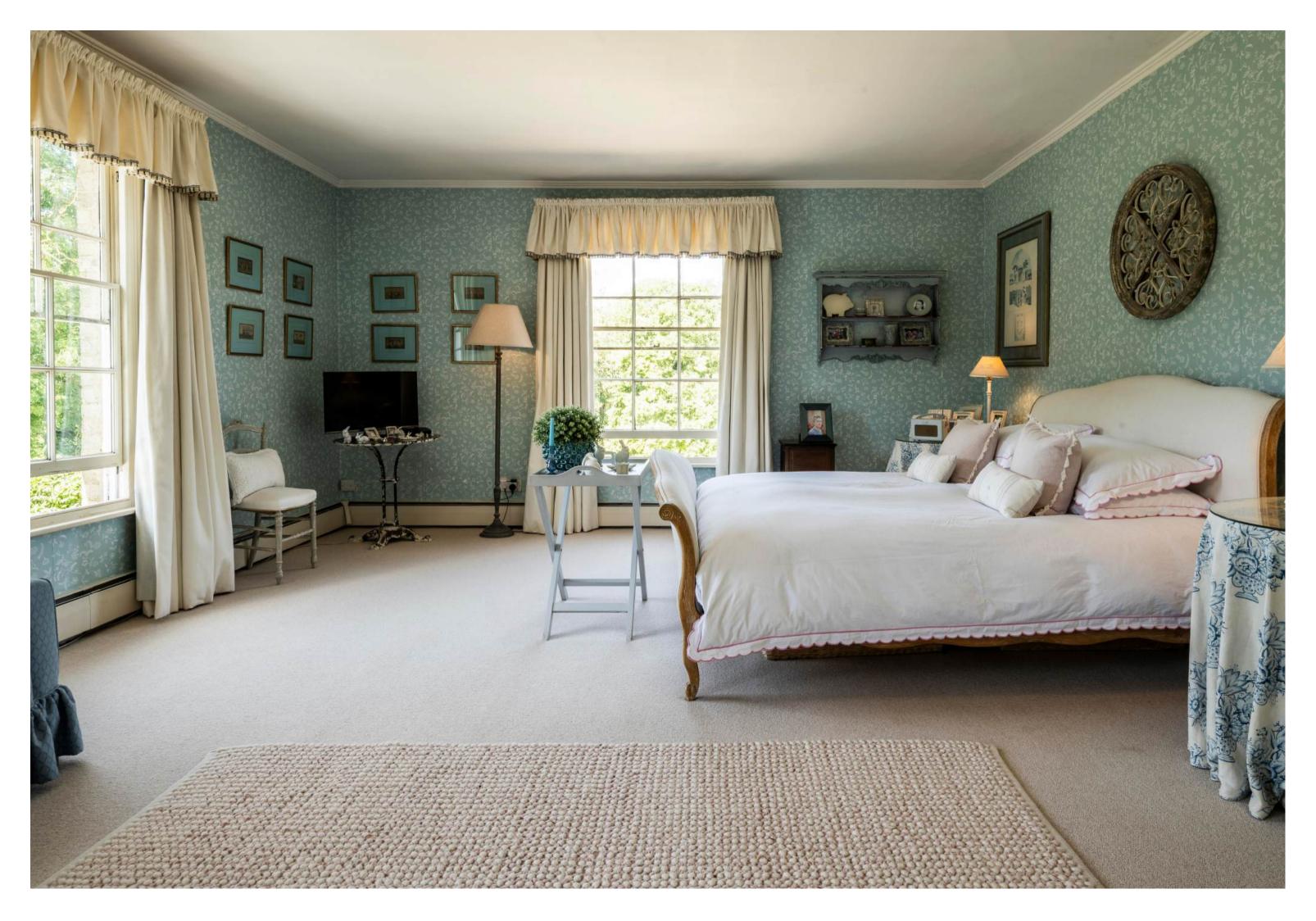
utside, lawns stretch out from the house, with terraces for entertaining and space to roam. There's a tennis court, paddock, and two converted outbuildings – one set up as a playroom, the other as a separate home office. The Old Rectory is elegant, timeless and incredibly special.











# THE FINER DETAILS



- 6 Bedrooms
- 4 Reception rooms
- 3 Bath/Shower rooms

Paddock, parkland & woodland

Size of Plot (6 Acres)

Games room

Outbuildings

Tennis Court





# THE FINER DETAILS



SERVICES
Mains water and electricity Mains drainage

EPC

COUNCIL TAX

Band H

LOCAL AUTHORITY

South Cambridgeshire District Council

















## **ABOUT THIS AREA**

he Old Rectory sits just outside the charming village of Weston Colville, one of those rare homes that offers proper countryside living without compromising on connection.

Surrounded by rolling fields and big skies, you're just 25 minutes from the centre of Cambridge, with London easily reached by road or rail, door to door in less than an hour and a half. Newmarket is just over 10 minutes away and offers a fantastic range of restaurants, shops, supermarkets and local amenities. It's also a global hub for equestrian sport, renowned for its racecourses and training grounds.

Families are especially drawn to the area for its outstanding education. Top-rated village primaries sit alongside some of the region's most sought-after independents – including The Perse, St Mary's, The Leys, and King's Ely.

Weston Colville itself has a strong community spirit, with a cricket club, village green, and a network of footpaths and bridleways to explore the open countryside. Nearby beauty spots such as the Gog Magog Hills, Wandlebury and the meadows along the River Cam offer endless opportunities for walking, cycling and weekend adventures.

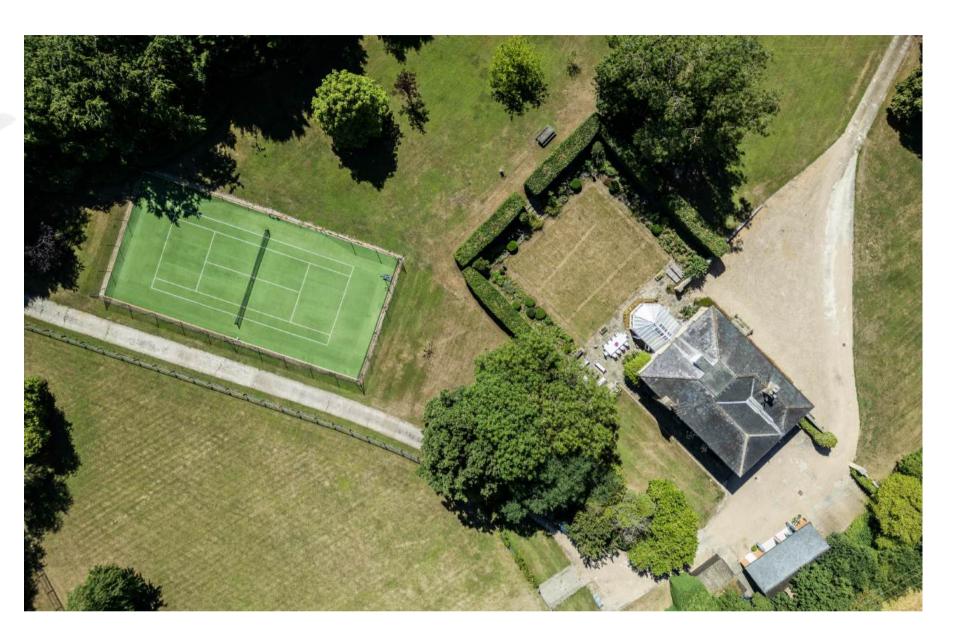
The Old Rectory ticks every box – connected, peaceful and perfectly set up for family life.



Newmarket 7 miles Saffron Walden 13 miles Cambridge 14 miles Stansted Airport 35 minutes London Kings Cross from 75 minutes

### LOCAL

Squires Restaurant, Newmarket Mercado Central, Cambridge The Eight Bells, Saffron Walden











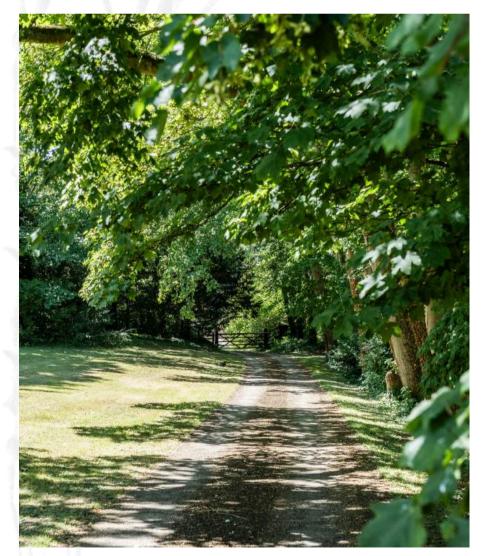










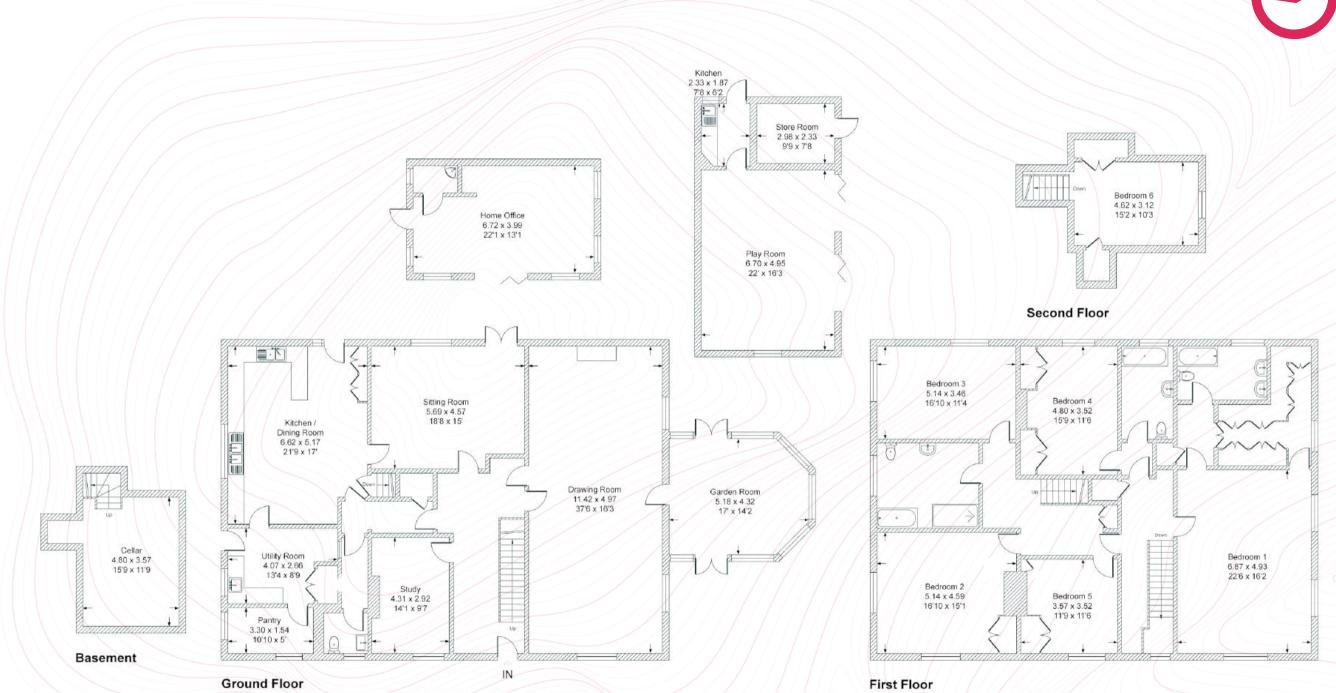






# **FLOORPLAN**





Total - 502.7 sq m / 5,412 sq ft House - 476 sq m / 5,124 sq ft | Outbuildings - 26.7 sq m / 288 sq ft

IMPORTANT NOTICE: The Country House Department gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. The Country House Department does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. The Country House Department does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. The property will be sold subject to and with the benefit of all wayleaves, covenants, easements and rights of way, whether mentioned in these particulars prepared in July 2025.

