

Church Lane, Madingley, CB23 8AF

CHEFFINS

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Madingley,
CB23 8AF

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Guide Price £700,000



- Detached Residence
- Four Bedrooms
- Three Reception Rooms
- Kitchen
- Utility Room
- In Need Of Sympathetic Improvement
- Detached Double Garage
- Prime Village Location

A most charming detached period style residence, formerly two cottages, providing most balanced proportions, with the accommodation spread across two floors and in need of sympathetic improvement and updating. The property sits centrally within its own mature grounds, featuring a low-maintenance garden and a detached double garage. Occupying a prominent position within this highly sought-after and picturesque village, the house enjoys open field views to the rear and is offered to the market with no onward chain.









LOCATION

Church Lane occupies a delightful position within the heart of the highly regarded village of Madingley, situated to the west of Cambridge. The village is known for its attractive period properties, strong community feel and convenient access to the city, making it a consistently popular location for both families and professionals. Madingley offers local amenities including a village church, public house and primary schooling, while more comprehensive facilities can be found nearby in Cambridge. Cambridge city centre is easily accessible and provides an extensive range of shopping, cultural and recreational amenities, together with the world-renowned University of Cambridge. The property is particularly well placed for access to the A1303, M11 and A14, offering excellent communication links to London, Stansted Airport and the wider region. The surrounding countryside provides attractive walking and cycling routes, combining a semi-rural village setting with excellent connectivity and convenience.

STORM PORCH
covering:

PANELLED ENTRANCE DOOR
leading through into:

ENTRANCE HALLWAY
with coved ceiling, stairs rising to first floor accommodation, radiator, panelled glazed door leading out onto garden, panelled doors with glazed panels either side leading into respective rooms, panelled door leading through into:

CLOAKROOM
comprising of a two piece site with low level w.c. with hand flush, wash hand basin with separate hot and cold taps with tiled splashback, radiator, extractor fan, lighting.

DINING ROOM
with coved ceiling, radiators, sealed glazed windows to front as well as a sealed glazed door leading out onto patio, panelled door leading into further rooms.

STUDY
with radiator, sealed glazed windows to both front and rear aspect.

KITCHEN
comprises a collection of both wall and base mounted storage cupboards and drawers with a stone effect rolltop work surface with inset one and a quarter bowl sink with hot and cold mixer tap, drainer to side, food waste disposal, oil fired Aga with tiled splashback, wooden mantel, integrated Hotpoint double oven, integrated and concealed Siemens dishwasher, integrated 4 ring electric hob with tiled splashback, concealed extractor hood above, inset LED downlighters, tile effect flooring, radiator, sealed glazed windows to both front and rear aspect, door leading out onto the front patio, panelled door providing access into:

UTILITY ROOM
comprising a collection of base mounted storage cupboard with stone effect rolltop working surface with inset stainless steel sink with separate hot and cold taps, drainer to side, tiled splashback, space and plumbing for washer/dryer, base mounted Worcester oil fired boiler providing hot water and heating for the property, panelled door adjacent to this provides access to the hot water cylinder, radiator, sealed glazed window to side aspect, panelled glazed oor leading out onto garden.

SITTING ROOM
with coved ceiling, radiator, open fireplace with stone surround, wooden mantel, stone hearth, sealed glazed windows to side aspect, sealed glazed sliding doors out onto garden.

ON THE FIRST FLOOR

LANDING
with radiator, Velux skylight, panelled glazed doors leading into respective rooms.

BEDROOM 1
with pitched ceiling, radiator, Velux skylight, sealed glazed windows to either aspect, panelled door providing access into two storage cupboards, panelled door leading through into:

ENSUITE BATHROOM
comprising of a three piece suite with panelled bath, separate hot and cold bath taps, low level w.c., with hand flush, wash hand basin with hot and cold mixer tap, decorative tiled surround, heated towel rail/radiator, wall mounted shaver point, loft access, lighting, sealed glazed window fitted with privacy glass out onto rear aspect.

BEDROOM 2
with pitched ceiling, radiator, Velux skylight, sealed glazed windows to either aspect, panelled door providing access into two storage cupboards.

ENSUITE SHOWER ROOM
comprising of a three piece suite with shower cubicle, wall mounted shower head, accessed via a glazed door, low level w.c. with hand flush, wash hand basin with hot and cold mixer tap, decorative tiled surround, wall mounted shaver point, storage cupboards underneath wash hand basin, radiator, loft access, sealed glazed window fitted with privacy glass out onto front aspect.

BEDROOM 3
with pitched ceiling, radiator, sealed glazed window to side aspect, Velux skylight with wonderful views to the rear aspect over adjacent grazing fields.

BEDROOM 4
with pitched ceiling, radiator, sealed glazed window to side aspect, Velux skylight with wonderful views to the rear aspect over adjacent grazing fields.

FAMILY BATHROOM
comprising of a three piece suite with panelled bath, hot and cold mixer bath tap, shower head attachment, low level w.c. with hand flush, bidet with separate hot and cold taps, wash hand basin with separate hot and cold taps, decorative tiled surround, storage cupboards underneath wash hand basin, stone effect rolltop surface in which the basin is set into, radiator, wall mounted light with shaver point, Velux skylight out onto side aspect.

OUTSIDE
To the front the property is approached off Church Lane via a dropped kerb leading onto a block paved driveway which expands out to provide parking for multiple vehicles as well as access to the DETACHED DOUBLE GARAGE with up and over doors, one electric, one manual and this driveway space is enclosed via low level timber fencing with some mature hedging to one boundary side and some other well stocked bedding centrally positioned before the block paved driveway elongates round to a paved pathway leading to the front entrance door. The remainder of the front garden is enclosed via timber fencing and is principally laid to lawn with a number of mature shrubs and trees with a high and mature hedge boundary to the front. Timber pedestrian gate.

There is a raised patio area enclosed via low level brick wall and accessed via the kitchen and dining room and provides an ideal space for garden furniture and outside entertaining. On the other side of the property is a paved pathway leading down a side access to the garden. Off the back of the utility room there is a smaller paved patio area which in turn extends round and passed the oil tank which is carefully screened behind some timber fencing and elongates round to the ground level part of the garden which the pathway hugs the back of the property and a further paved patio area led directly off the living room can be found and on either side of this patio area are steps up leading onto the high level of the garden which is principally laid to lawn with a number of mature shrubs and trees with wonderful seasonal snowdrops dotted throughout the garden. The lawned area also provides access to the panelled glazed door of the rear part of the garage as well as a mature fig tree and the garden itself is enclosed via post and rail fencing with some hedgerow creating privacy as well as some open point providing views over the fields to the rear. GARAGE fitted with power and lighting.

AGENTS NOTE
The current front image is a historic photo of the house from last summer.

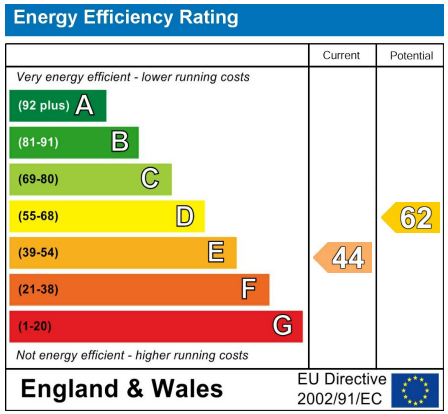








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Guide Price £700,000
Tenure - Freehold
Council Tax Band - G
Local Authority - South Cambridgeshire District Council

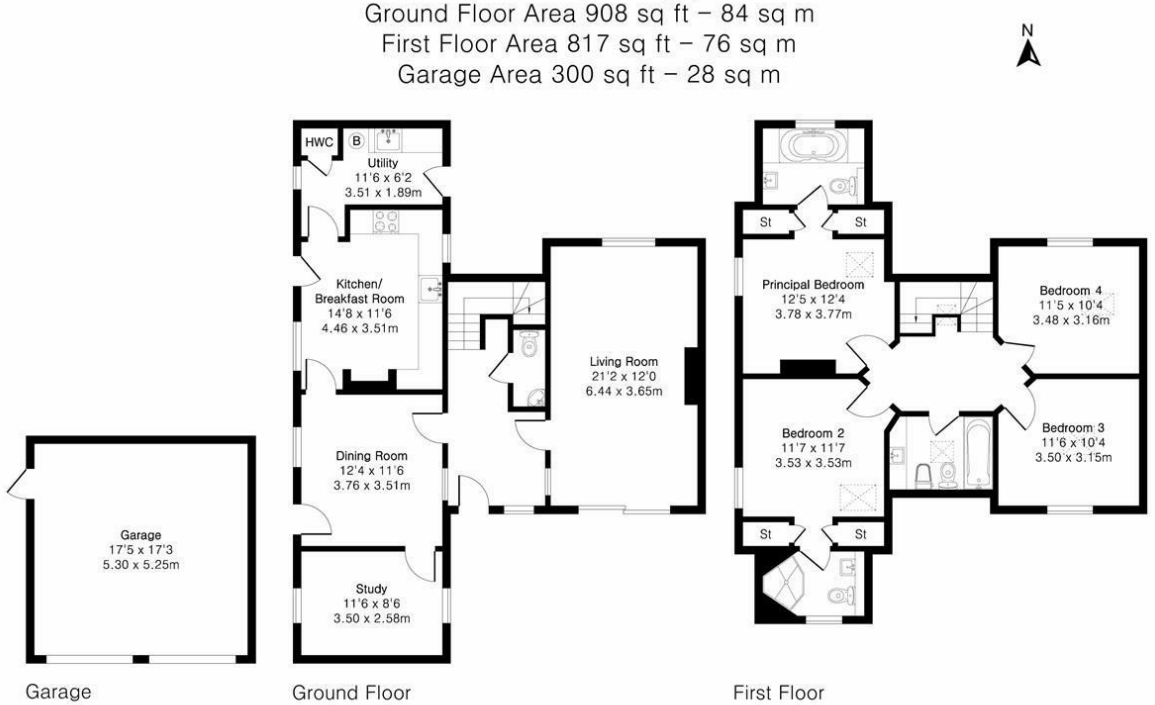






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Approximate Gross Internal Area 1725 sq ft - 160 sq m
(Excluding Garage)
Ground Floor Area 908 sq ft – 84 sq m
First Floor Area 817 sq ft – 76 sq m
Garage Area 300 sq ft – 28 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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