



Field Road, Kingston, CB23 2NQ

CHEFFINS

Field Road

Kingston,
CB23 2NQ

An attractively presented modern detached residence extending to approximately 2,082 sq ft, offering versatile family accommodation including three reception rooms, a spacious kitchen/breakfast room and a study. The property occupies a highly desirable setting just off this picturesque village lane and stands within beautifully stocked grounds of around one-third of an acre, complemented by a double garage.

5 2 4

Guide Price £925,000





LOCATION

Field Road enjoys a pleasant village setting in the highly regarded South Cambridgeshire village of Kingston, offering an attractive balance of rural tranquillity and everyday convenience. The village benefits from a strong community atmosphere and easy access to surrounding countryside, while the nearby villages of Bourn and Comberton provide a wider range of amenities and a well-regarded primary school. Cambridge city centre is approximately 7 miles away, with excellent transport links via the A428 and M11, making the location ideal for commuters. Regular bus services and nearby rail stations at Royston, Cambridge and St Neots provide further connectivity, while local shopping, leisure facilities and schooling options are all within easy reach.

COVERED ENTRANCE PORCH

with lantern light, panelled and glazed front door, through to:

ENTRANCE HALLWAY

with Kahrs engineered maple floor, exposed beams, double glazed window to front, wall lights, radiator, cloaks cupboard with Briar alarm system.

DOWNSTAIRS W C

with wash hand basin, mixer tap, dual flush w.c., heated towel rail, double glazed window to front, tiled floor

STUDY

exposed beams, LED downlighters, double glazed windows to side aspect, radiators, Kahrs engineered maple flooring.

SITTING ROOM

with wood burning stove on brick hearth, brick surround, feature fireplace wall, exposed beams, Kahrs engineered maple flooring, double glazed windows to front, pair of radiators, double glazed French doors to patio.

DINING ROOM

with Kahrs engineered maple flooring, impressive feature fireplace wall with wood burner, floor to ceiling brick double height Inglenook fireplace, brick surround and hearth, double glazed windows to side aspect and double glazed French doors leading out onto patio, double panelled radiators, exposed wooden beams, staircase leading to first floor with wooden newel post and spindles, exposed feature brick wall.

KITCHEN

with exposed beams, Fired Earth floor tiles, LED downlighters, range of John Lewis base level and wall mounted drawers and cabinets, rolltop counter top, sink

with mixer tap and grooved drainer, Bosch induction hob with extractor fan above, Bosch double oven and integrated dishwasher, radiator, double glazed French doors out onto courtyard, double glazed windows to rear

UTILITY ROOM

with wood and glazed door to the rear, worktop with sink and drainer, space and plumbing for washing machine and dryer, oil fired Worcester boiler for central heating and hot water, wall mounted cupboards, radiator, tiled floor.

FAMILY ROOM

with double glazed windows to side and front, Kahrs engineered maple flooring, exposed wooden beams, wall lights, radiator.

ON THE FIRST FLOOR**GALLERIED LANDING**

with wall lights, hatch to access loft, double panelled radiator, double glazed window to side, storage cupboard with hot water cylinder.

PRINCIPAL BEDROOM

with double glazed windows to side and front, wall lights, double panelled radiator, fitted wardrobes.

ENSUITE BATHROOM

with tiled walls and floor, three piece suite comprising bath, wash hand basin, dual flush w.c., shower with glazed sliding doors, inset downlighters, extractor fan, wall mounted mirror cupboard above sink, heated towel rail and underfloor heating, frosted window to rear.

BEDROOM 4

with double glazed windows to rear and side, double panelled radiator, wall lights, wardrobe cupboard.

BEDROOM 2

with double glazed windows to front, double panelled radiator, LED downlighters.

BEDROOM 3

with double glazed window to side, double panelled radiator, LED downlighters, fitted wardrobe.

BEDROOM 5/STUDY

with double glazed window to side aspect, LED downlighters, double panelled radiator.

FAMILY BATHROOM

comprising of a three piece suite with dual flush w.c., bath with shower unit, wash hand basin with mixer tap, fitted mirror, floor to ceiling tiles, Amtico flooring, heated towel rail, radiator, frosted window to front, wall cabinet.

OUTSIDE

Private driveway leading to covered archway access, DOUBLE GARAGE with electricity, lights and mezzanine loft storage, large brick courtyard with parking for several cars, shrub borders, and pathway to side of house and courtyard patio.

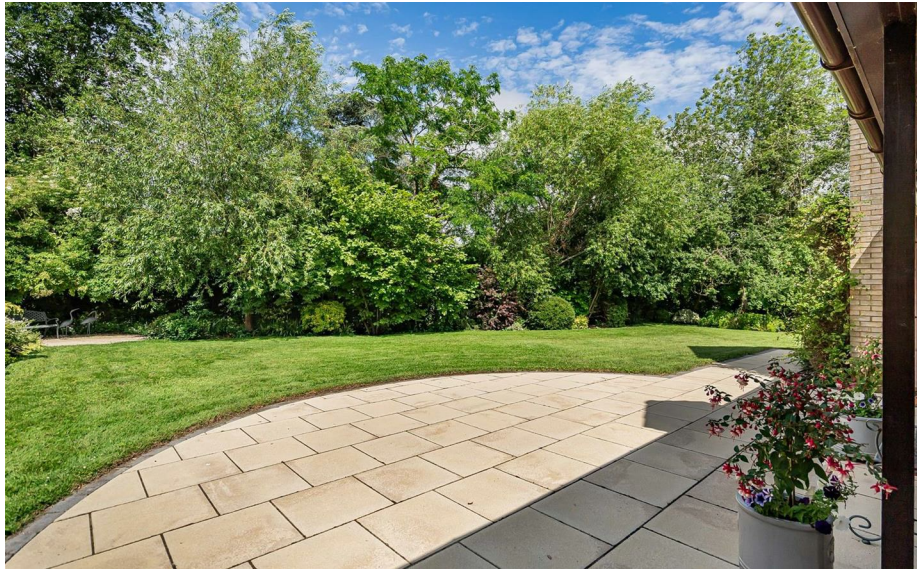
Mature gardens, pathway covered with pergola, bordered by flowering beds with box hedges, rose garden, vegetable patch, mature trees, large sunny patio to west of property, shaded patio to rear of garden, large area of garden laid to lawn with mature shrub borders wrapping around to the rear of the house. Storage shed, outdoor lights and water, oil tank behind screen.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £925,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - South Cambridgeshire
 District Council

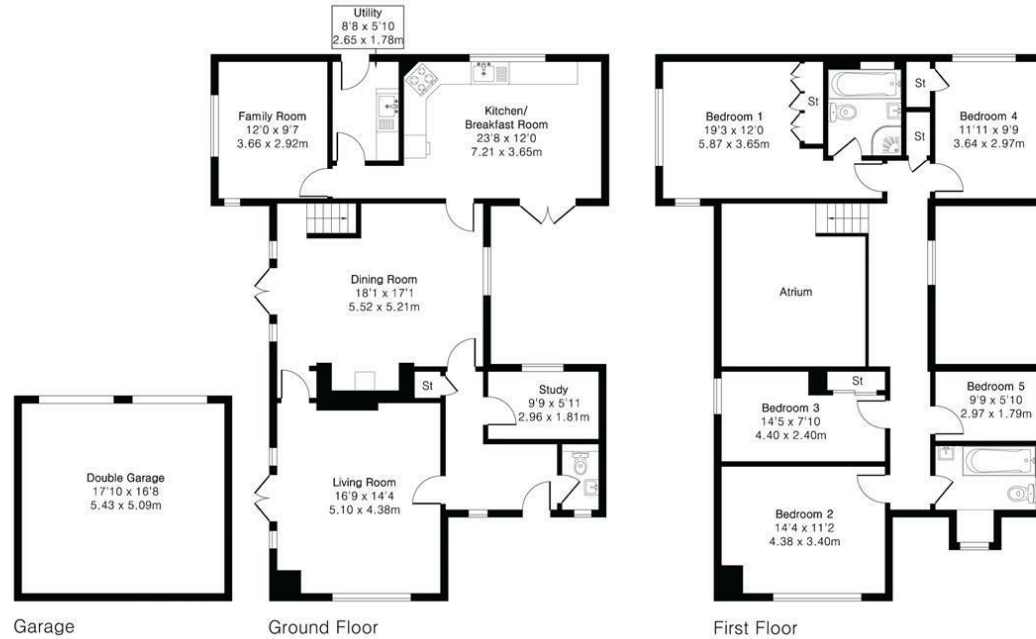


**Approximate Gross Internal Area 2082 sq ft - 194 sq m
(Excluding Garage)**

Ground Floor Area 1127 sq ft - 105 sq m

First Floor Area 955 sq ft - 89 sq m

Garage Area 298 sq ft - 28 sq m



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.

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.

