



Brewery Road, Pampisford, CB22 3EW

CHEFFINS

Brewery Road

Pampisford,
CB22 3EW

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Guide Price £750,000

A unique opportunity to acquire a most impressive and substantial semi-detached residence which has been sympathetically improved and extended in more recent times, now providing exceptionally well proportioned and versatile living accommodation together with an internal artists studio and further studio at the far end of the garden. Delightful generous mature gardens and extensive off street parking area to front.





LOCATION

The property occupies a delightful position within the highly regarded and much sought after South Cambridgeshire village of Pampisford. The larger popular village of Sawston is just one mile away and provides an excellent range of shops, primary and secondary schooling and inns/restaurants. The village is also conveniently located just 7 miles south of the university City of Cambridge which is particularly well placed for access to Addenbrookes Campus. For the commuter there are main line stations within Cambridge city and also at Whittlesford which is just 2 miles away. Major routes are also within easy reach including the M11 motorway access point at Duxford (Junction 10).

COVERED OUTSIDE PORCH

and wood panelled front entrance door to:

PRINCIPAL RECEPTION HALL

An attractive open plan space which could potentially be used for a variety of different purposes and this room has a delightful tiled floor and a fitted cloaks/storage cupboard, full height sealed unit double glazed windows overlooking the rear terrace and gardens and a pair of full height sealed unit double glazed doors leading to the terrace and gardens. Door off to:

CLOAKROOM/SHOWER ROOM

with tiled shower cubicle and wall mounted shower unit, folding glass door, pedestal wash hand basin with tiled splashback and wall mirror above, low level w.c., tiled floor, wall mounted electric heater, sealed unit double glazed windows with frosted glass to rear aspect, extractor fan.

STUDIO

An exciting and unusual feature with a room that is used currently as an artists studio and has full height sealed unit double glazed windows and doors leading to steps and the extensive courtyard style driveway to front and there are also further full height sealed unit double glazed windows and doors leading to the covered rear loggia and rear gardens.

PRINCIPAL RECEPTION ROOM

An open plan room that is divided into two areas with ceramic tiled floors, radiator with decorative cover, sealed unit double glazed windows to side aspect and a step down to the Snug/Living Area with attractive central tiled fireplace with timber sides, exposed brick chimney breast above, and mantel over, recess to side with fitted storage cupboard, double radiator, sealed unit double glazed windows to side aspect. Natural wood style flooring, door to:

INNER LOBBY

with tiled floor and built-in storage cupboard under stairs, archway through to:

SITTING ROOM

with attractive tiled fireplace with timber sides and mantel over, tiled hearth, natural wood style flooring, double radiator, sealed unit double glazed windows to front aspect and part glazed door to:

SIDE PORCH

with sealed unit double glazed windows with frosted glass and door to front courtyard style driveway to front, ceramic tiled floor.

KITCHEN

with inset sink unit with mixer taps and cupboards beneath, fitted base units comprising worktops with cupboards and drawers below, Belling Range style cooker with eight gas points with extractor cooker hood above and ceramic tile splashbacks, range of wall storage cupboards and glass fronted display cabinet and built-in utility cupboard with fitted worktop and space and plumbing for washing machine, double radiator, space for upright fridge/freezer and sealed unit double glazed windows to rear aspect overlooking the gardens.

DOOR FROM SITTING ROOM

leads to:

INNER LOBBY

with ceramic tiled floor, staircase leading up to first floor.

ON THE FIRST FLOOR**LANDING**

with door off to:

BEDROOM 1

with natural wood style flooring, double radiator, sealed unit double glazed windows to side and front aspect and door to large built-in wardrobe, trap door to roof space.

BEDROOM 2

with double radiator, sealed unit double glazed windows to rear aspect with a wonderful vista over the rear gardens and fields beyond.

BEDROOM 3

with double radiator, sealed unit double glazed windows to side aspect, natural wood style flooring.

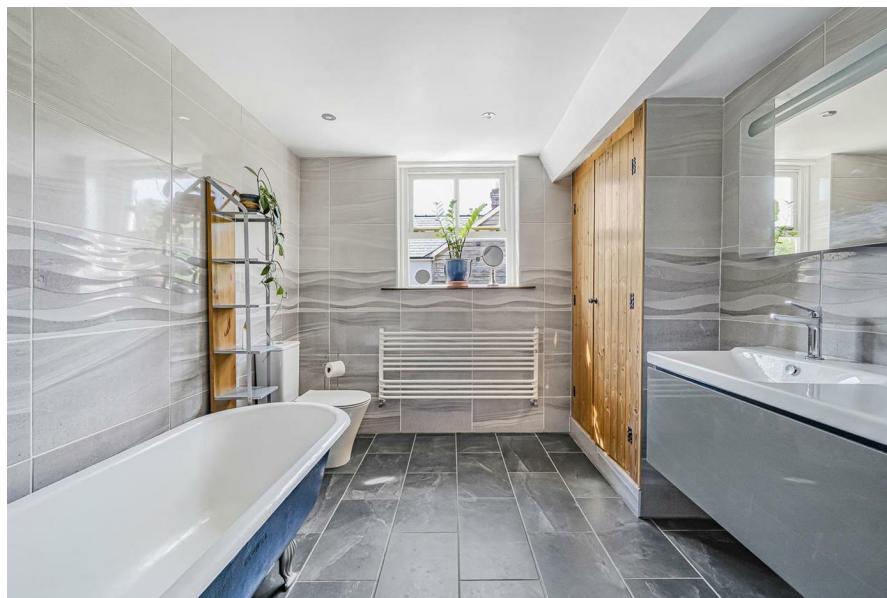
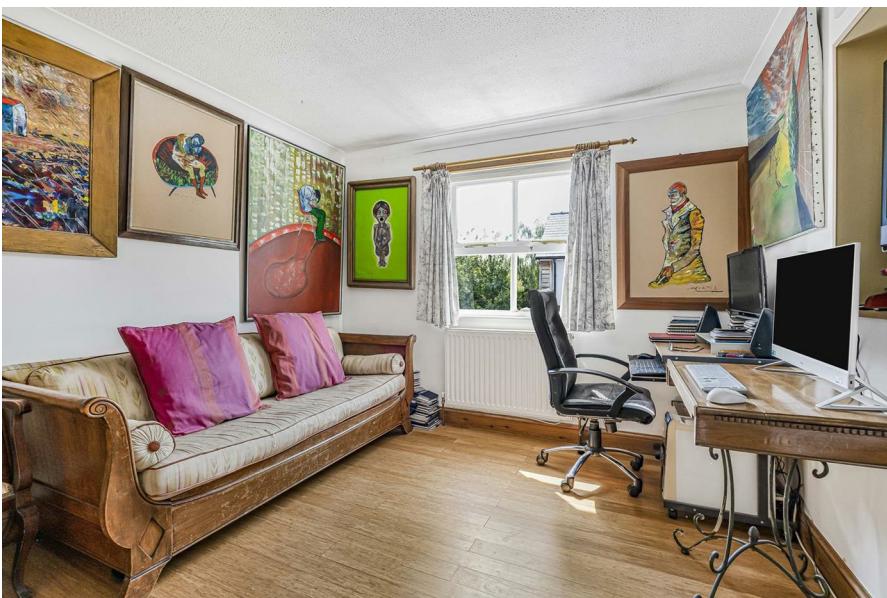
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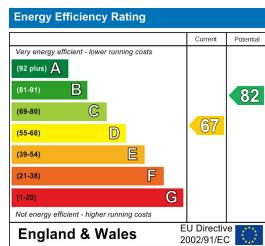
with bath on claw feet, mixer taps and shower attachment, vanity style unit with wash hand basin and soft closing drawer beneath, low level w.c., built-in shelved linen cupboard which also houses a wall mounted boiler, towel rail/radiator, glazed windows to side aspect, ceramic tiled floor, ceramic tiled walls.

OUTSIDE

To the front of the property there is an extensive pebblestone courtyard style parking and turning area adjacent to which there are a pair of wooden doors leading to an ATTACHED GARAGE. The garden features extensive raised flower borders and a great variety of attractive mature shrubs and hedgerow to front. The attached garage to side is currently used as a studio/workshop and has windows to rear aspect and door leading into the rear garden.

The delightful and generous rear garden is a rather special feature and is principally laid to lawn with a great variety of mature shrubs, bushes, trees and well stocked borders around, pathway leads around the side of the property to the far end of the garden where there is a LARGE DETACHED STUDIO/STORE with windows to front aspect and glazed door. There is also a greenhouse and storage area to the side of the studio. Small garden pond. Immediately adjacent to the property itself there is a delightful secluded terrace with partly covered by a loggia which runs the whole width of the property.





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Tenure - Freehold

Council Tax Band - F

Local Authority - South Cambridgeshire District Council

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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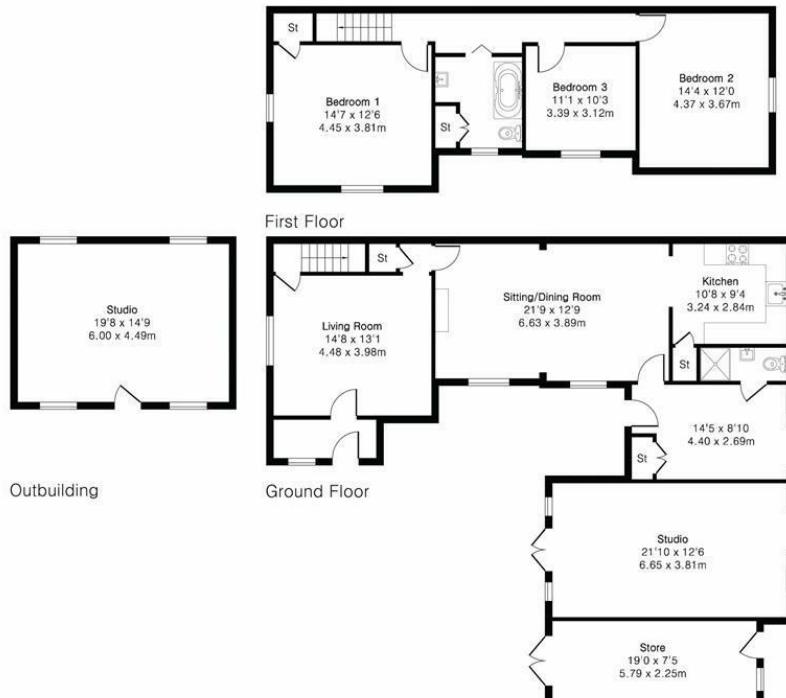
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.

Approximate Gross Internal Area 1901 sq ft - 177 sq m

Ground Floor Area 1248 sq ft - 116 sq m

First Floor Area 653 sq ft - 61 sq m

Outbuilding Area 290 sq ft - 27 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.



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