



High Street, Babraham, CB22 3AR

CHEFFINS

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Babraham,
CB22 3AR

A rare opportunity to acquire a cleverly extended semi-detached residence, offering highly flexible and well proportioned accommodation throughout, with a rather special open plan kitchen/dining room, opening onto a private and mature rear garden with off road parking, situated prominently in this highly sought after village, with an ease of access to amenities, Cambridge city centre and major commuter links.

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Guide Price £750,000





LOCATION

Situated just six miles southeast of the historic city of Cambridge, the charming village of Babraham offers the perfect blend of idyllic countryside living and cutting-edge innovation. Nestled along the picturesque River Granta, Babraham boasts a serene and scenic setting, ideal for those seeking a peaceful retreat within easy reach of the city. With excellent transport links via the A11 and nearby train stations, commuting is both quick and convenient. Babraham also benefits from a strong sense of community, and access to beautiful walking trails and green spaces. Whether you're looking for a tranquil lifestyle or a base close to Cambridge's academic and business hubs, Babraham offers a rare opportunity to enjoy the best of both worlds in a highly sought-after South Cambridgeshire location.

PANELLED GLAZED ENTRANCE DOOR

leading through into:

ENTRANCE HALL

with stairs rising to first floor accommodation, wood effect tiled flooring, radiator, inset LED downlighters, double glazed window to side aspect, panelled doors leading into respective rooms.

STUDY

with continuation of wood effect flooring from entrance hall, double panelled radiator, double glazed window to side aspect, double glazed French doors leading out to front garden, inset LED downlighters, panelled door leading through into:

INNER BOOT ROOM

with wood effect flooring, inset LED downlighters, panelled door leading through into:

CLOAKROOM

comprising of a two piece suite with low level w.c., with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, heated towel rail, wood effect flooring, extractor fan, inset LED downlighter.

SITTING ROOM

with continuation of wood effect flooring from the entrance hall, woodburning stove, painted tiled hearth, radiators, inset LED downlighters, double glazed window to front aspect and set of internal bi-folding doors through to:

FAMILY ROOM

with wood effect stone tiled flooring, underfloor heating, inset LED downlighters, radiator, panelled glazed door leading out onto side access and opening through into:

KITCHEN/DINING ROOM

Kitchen comprising a collection of both wall and base mounted storage cupboards and drawers with granite work surface with inset stainless steel sink with hot and cold Blanco mixer tap, integrated 5 ring Bosch gas hob with granite splashback, Neff extractor hood above, integrated Neff microwave/grill and oven below, space for fridge/freezer, space and plumbing for dishwasher, continuation of the work surface creates a breakfast bar to provide informal dining setting, underfloor heating, vaulted ceiling with inset LED downlighters and skylights,

double glazed window overlooking garden and opening through into DINING ROOM with continuation of the wood effect stone tiled flooring from the kitchen and family room, underfloor heating, further vaulted ceiling, inset LED downlighters, skylights, radiator, set of double glazed bi-folding doors leading out onto patio.

UTILITY ROOM

led just off the kitchen and comprising a collection of both wall and base mounted storage cupboards and drawers with a stone effect rolltop work surface with inset sink with hot and cold mixer tap, drainer to side, tiled splashback, space and plumbing for washer/dryer, wood effect flooring, double glazed window to side aspect.

ON THE FIRST FLOOR

LANDING

with loft access, airing cupboard housing the dual pressurised hot water cylinder with fitted timber shelving surrounding, panelled doors leading into respective rooms.

PRINCIPAL BEDROOM

with deep built-in wardrobes accessed via panelled doors fitted with railings and shelving, radiator, double glazed window overlooking garden, panelled door leading through into:

ENSUITE SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall mounted shower head, tiled surround and accessed via sliding glazed doors, low level w.c., with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, wall mounted mirror cabinet with under basin storage cupboard, tiled flooring with underfloor heating, heated towel rail, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto rear aspect.

BEDROOM 2

with built-in wardrobes fitted with railings and shelving, radiator, double glazed window to front aspect.

BEDROOM 3

with built-in wardrobe fitted with shelving and rails, radiator, double glazed windows to front and side aspect.

BEDROOM 4

with built-in wardrobes fitted with railings and shelving,

radiator, double glazed windows to both side and rear aspect.

BEDROOM 5

with radiator, double glazed window to front aspect.

FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with hot and cold mixer bath tap with shower head attachment and tiled splashback, fitted shower, curtain rail, low level w.c. with concealed dual hand flush, wash and basin with hot and cold mixer tap, tiled splashback, fitted storage cupboards underneath wash hand basin, tiled flooring, underfloor heating, heated towel rail, inset LED downlighters, wall mounted mirror, extractor fan, double glazed window fitted with privacy glass out onto rear aspect.

OUTSIDE

To the front the property is approached off the High Street via a timber gate and is sheltered well from the front aspect from some mature hedging. The front garden is principally laid to lawn with some expertly manicured and well stocked bedding full of mature flowering plants and shrubs and either side is bordered via mature hedging or shrubs adding to the excellent sense of privacy the property already benefits from.

To the rear of the property is an extensive garden principally laid to lawn with a full width area laid to patio providing a wonderful space to both relax and entertain and this is bordered by a lawned area with some well stocked raised bedding and the continuation of the patio either leads down to the side access and a naturally covered area, wonderful mature grapevine and this perfectly hides the oil tank, small pond and the paved pathway leads onto the remainder of the garden which is also laid to lawn, further gravelled pathway leads round to a walk-way bordering well stocked and mature rear beds full of mature shrubs and trees. Greenhouse, further mature tree located to the right hand side of the garden and to the very rear there is a composite storage shed fitted with power and lighting and adjacent to this is a timber fence separating the main garden area from the parking area to the rear.

Parking area which is principally gravelled with access via a shared gravelled driveway with enough parking for multiple vehicles, phase power available for an EV charging point. The aforementioned side passageway is



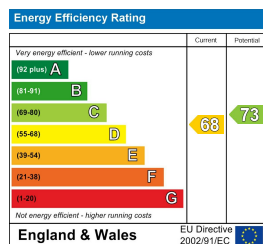
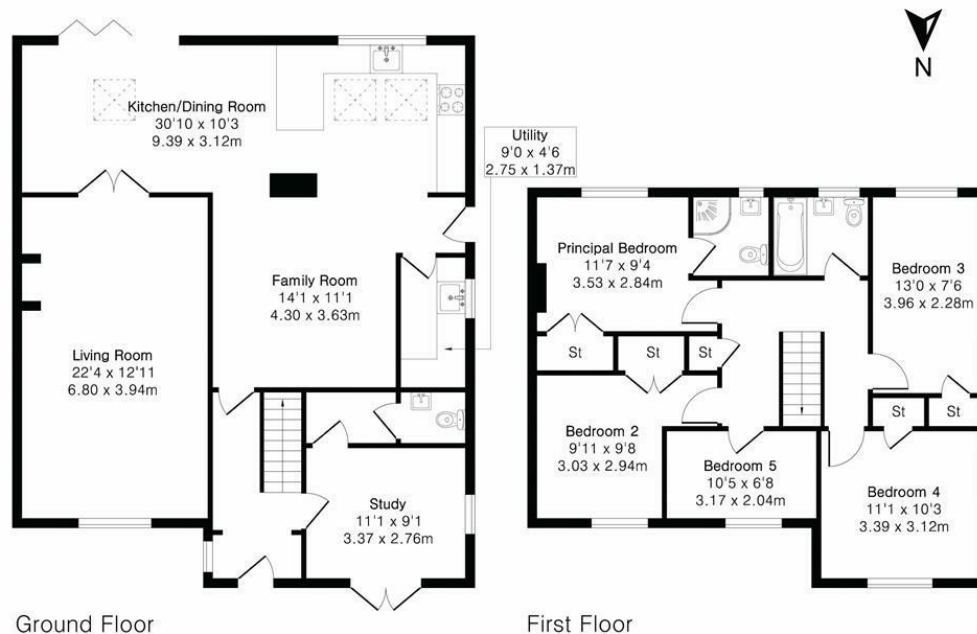




Approximate Gross Internal Area 1819 sq ft - 169 sq m

Ground Floor Area 1086 sq ft – 101 sq m

First Floor Area 733 sq ft – 68 sq m



Guide Price £750,000

Tenure – Freehold

Council Tax Band – D

Local Authority – South Cambridgeshire District Council



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.