



Brook Street, Elsworth, CB23 4HX

CHEFFINS

Brook Street

Elsworth, Cambridge,
CB23 4HX

An opportunity to acquire a stunning, individual new home of significant quality and style, occupying this delightful non-estate position within this highly regarded village, so conveniently placed for access to Cambridge and major routes.

This charming home is nestled in one of the most desirable areas of Elsworth. It boasts a picturesque setting with stunning views of the surrounding thatched cottages and a gently flowing brook.

The property extends to substantial proportions and offers the maximum flexibility with the addition of a 1 bedroom annexe which could be used as an Air Bnb, home office, studio space or for multi-generational living.

The property extends to approximately 200 sq.m GIA excluding garage.

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Guide Price £925,000





LOCATION

Elsworth is a charming and picturesque village situated just a few miles from Boxworth and about 10 miles Northwest of Cambridge. The village enjoys excellent connectivity, with easy access to both the A14 and A428, and is conveniently located near large supermarkets in Bar Hill and Cambourne. A highlight of Elsworth is the scenic brook surrounded by beautiful thatched cottages.

The village features two pubs, The George & Dragon and The Poacher, both offering hot food and garden spaces. Additionally, there is a community-run convenience store in the village and Franks Farm - A food hub including a cafe, deli, baker and butcher.

Elsworth also has a Church of England Primary School, which has been rated 'Good' by Ofsted. Secondary education is provided by the highly acclaimed Swavesey Village College, rated 'Outstanding'.

SPECIFICATION

Kitchen

- Shaker style with painted finish and Quartz work surface over, peninsular with breakfast bar.
- Range cooker with feature overhead mantle above. Integrated appliances including full height fridge, full height freezer and dishwasher, a range of smart storage corner cupboards, wine rack and integrated wine cooler. •Ceramic Butler sink
- Amtico Luxury Vinyl flooring
- Bifolding doors to garden
- Inset downlights, wall lights and feature pendant lights above breakfast bar

Utility Room

- Style to match kitchen with plumbing for washing machine and tumble dryer
- Amtico Luxury Vinyl flooring

Bathrooms & En-Suites

- Back-to-wall concealed cistern WC
- Wall mounted basin
- Shower bath with glass screen
- Tiled shower enclosure
- Heated towel rail
- Power for backlit mirror

Internal Finishes

- Oak doors
- Flooring throughout- Amtico flooring to downstairs, carpets to stairs, landing and bedrooms, tiling to bathrooms and en-suites
- Painted timber staircase
- CAT 5 data cabling with patch panel in hallway cupboard, plus TV aerial points.
- Feature wall lights to kitchen and sitting room
- Walk-in wardrobe to principal bedroom
- Loft hatch with ladder, light and power to loft
- Underfloor heating throughout via air source heat pump - full zone control

Garage

- Electric Sectional Garage door with remote control
- EV Charging point ready- power cables and switching in place ready to connect
- Walls and ceiling are fully insulated and plastered ready for conversion, if required

Outside

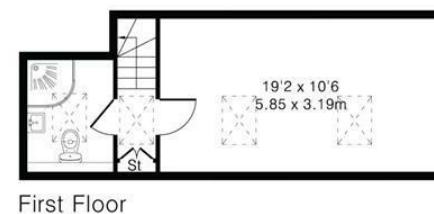
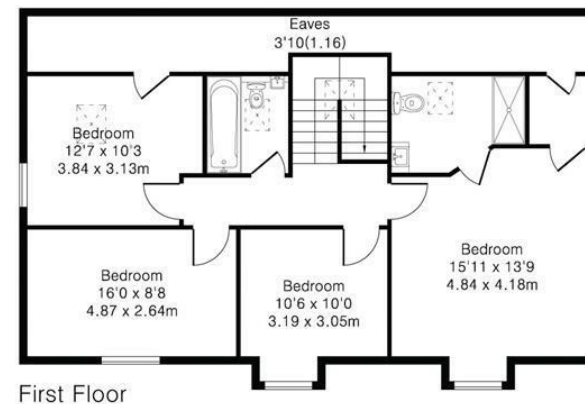
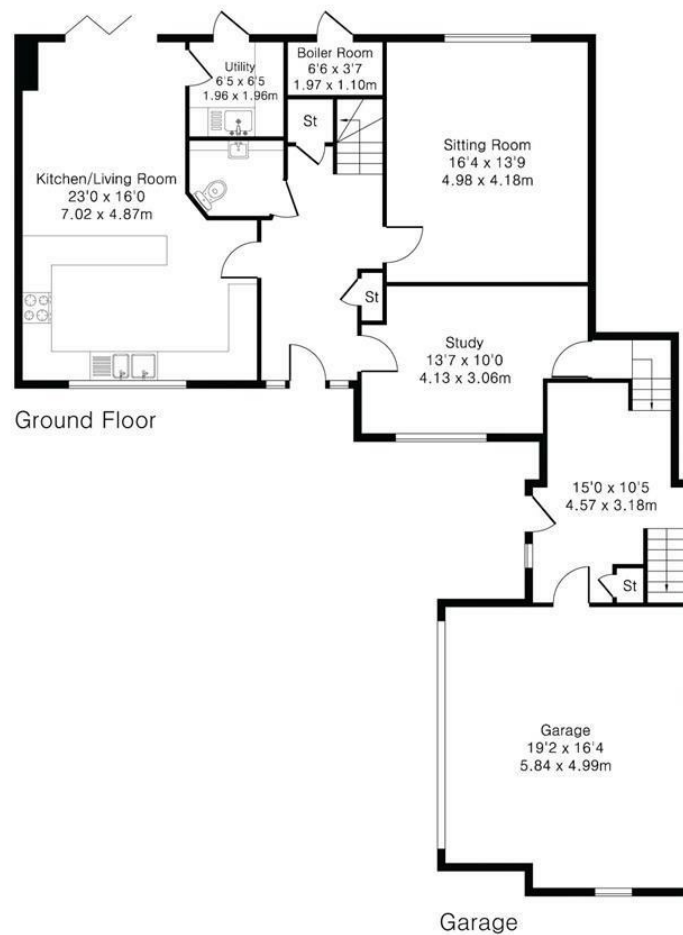
- Block paved driveway
- Reclaimed brick and sandstone steps to front door
- Sandstone pathway around the house extending to sandstone patio to rear
- Terraced rear garden with a range of raised beds
- Mains electricity, water and sewage

- 10 Year NHBC Warranty
- Full fibre broadband is available





Approximate Gross Internal Area 2126 sq ft – 197 sq m
 Ground Floor Area 1091 sq ft – 101 sq m
 First Floor Area 1035 sq ft – 96 sq m
 Garage Area 304 sq ft – 28 sq m



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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.