



High Street, Croydon, SG8 0DP

**CHEFFINS**

## High Street

Croydon,  
SG8 0DP

- Sought after location
- Underfloor heating throughout the ground floor
- Detached double garage with electric Hormann door
- Architect designed by RH partnership Architects
- Velfac windows and doors throughout

South House is a remarkable contemporary residence constructed 2006 enjoying an elevated position on the sought after Croydon High Street. The efficient and imaginative layout of the internal spaces and circulation is coupled with a very high level of specification throughout the building fabric with versatile accommodation extending to 2,477 sq. ft. arranged over two floors. Furthermore, the property benefits from driveway parking and a detached double garage. The property is situated within easy reach of Royston station, providing commuters train links to London in less than 40 minutes.

5 3 2

Guide Price £1,000,000





## LOCATION

Croydon is a charming rural village, nestled in rolling countryside with far reaching views over south Cambridgeshire located within 11 miles of Cambridge. The village benefits from a local public house and is well connected, with nearby road links including the A1198, A505, A1 and M11. The nearby market town of Royston is situated 8 miles from the property and benefits from a host of shops, restaurants, healthcare facilities, recreational spaces and public houses in addition to the mainline rail station, with direct links to London Kings Cross and Cambridge.

## ENTRANCE HALLWAY

with windows to front aspect spanning over two floors, oak flooring, storage cupboard, stairs to first floor, understairs storage cupboard, doors to:

## DINING AREA

with doors to front and rear aspect, engineered ash flooring, doors to:

## LIVING ROOM

with window to the front and side aspect, door to patio area, engineered ash wood flooring.

## STUDY

window to the side aspect, solid oak flooring, storage cupboard.

## KITCHEN/BREAKFAST ROOM

with door to front patio area and vaulted glazed ceiling above breakfast area, tiled floor, range of matching eye and base level units, Corian counter with inset sink with chrome mixer tap over, inset 5 ring electric hob with chimney style extractor over, integrated appliances include two chest level ovens, dishwasher and undercounter integrated fridge, door to:

## UTILITY ROOM

with window to side aspect, tiled floor, range of base level units, inset stainless steel sink and drainer with chrome mixer tap over, integrated fridge/freezer, space and plumbing for washing machine and tumble dryer, storage cupboard.

## CLOAKROOM

with low level w.c. with Ecoflush button, wall mounted wash hand basin with chrome mixer tap over, part tiled walls and tiled floor.

## BEDROOM 2 / INDEPENDENT GUEST SUITE

with independent access off Dining Area with door to patio area, window to the side aspect, fitted wardrobe with mirror sliding doors, door to:

## ENSUITE SHOWER ROOM

with contemporary suite comprising wall mounted wash basin with chrome mixer tap over, low level w.c. with Ecoflush button and wet room style shower area, part tiled walls, tiled floor, chrome heated towel rail.

## ON THE FIRST FLOOR

## LANDING

with windows to front aspect, part vaulted ceiling, cupboard housing hot water cylinder and doors to:

## PRINCIPAL BEDROOM

with windows to the front and rear aspect, fitted wardrobes with mirror sliding doors, door to:

## ENSUITE SHOWER ROOM

with window to the rear aspect, contemporary suite comprising low level w.c. with Ecoflush button, wall mounted wash basin with chrome mixer tap over, wet room style shower area, part tiled walls, tiled floor, chrome heated towel rail.

## BEDROOM 2

with windows to the side and rear aspect.

## BEDROOM 3

with window to the side aspect.

## BEDROOM 4

with window to the rear aspect, fitted wardrobes with mirror sliding doors.

## FAMILY BATHROOM

with window to the rear aspect, contemporary suite comprising freestanding bath with freestanding chrome mixer tap with hand held shower head attachment, wall mounted wash basin with chrome mixer tap over, low level w.c., with Ecoflush button and wet room style shower area, chrome heated towel rail, part tiled walls, tiled floor.

## GARAGE

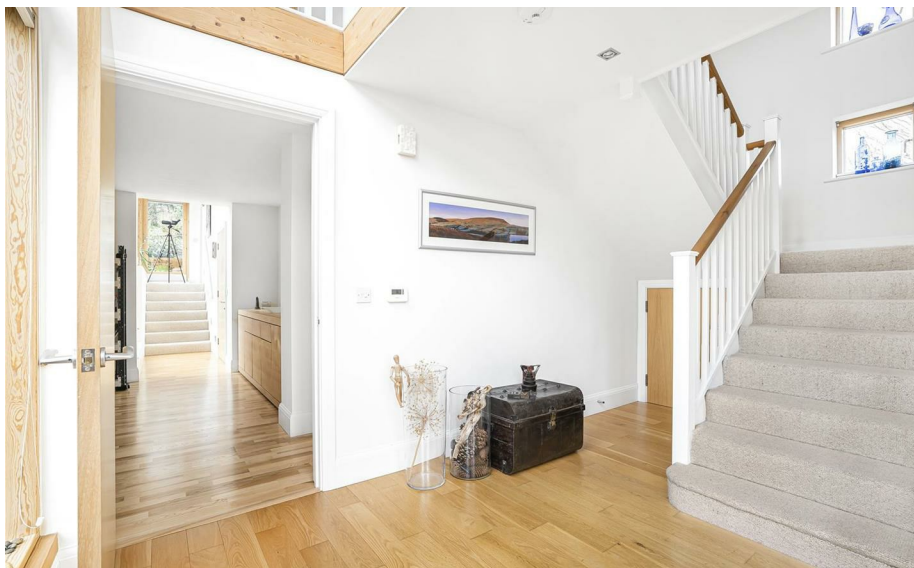
Double garage with lighting, power and Hormann remote-controlled door.

## OUTSIDE

The mature and elevated rear garden enjoys a southerly aspect and has been thoughtfully landscaped to feature a large patio area with external sockets, a gazebo and lights with steps leading to a small patio area and the lawn area with well maintained hedgerow borders and a selection of well stocked raised beds. Furthermore, the lawn area leads to a discreet vegetable garden and has steps up to an additional patio seating area with far reaching countryside views over the southern hedgerow.

Direct access from the high street leads to the shared driveway with well stocked shrub borders and a mature tree leading to the private gravel driveway, offering access to both the detached double garage and entrance door.











| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            | <b>89</b>                                                                         |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            |                                                                                   |
| (55-68) <b>D</b>                            | <b>70</b>                  |                                                                                   |
| (39-54) <b>E</b>                            |                            |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| England & Wales                             |                            |                                                                                   |
|                                             | EU Directive<br>2002/91/EC |  |

Guide Price £1,000,000  
 Tenure – Freehold  
 Council Tax Band – G  
 Local Authority – South Cambridgeshire District Council





## Approximate Gross Internal Area 2477 sq ft - 231 sq m

Basement Area 210 sq ft – 20 sq m  
 Ground Floor Area 1374 sq ft – 127 sq m  
 First Floor Area 893 sq ft – 84 sq m  
 Garage Area 308 sq ft – 29 sq m





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.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)

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.

