

Vicarage Road, Waresley, SG19 3DA

CHEFFINS

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Waresley,
SG19 3DA

4 2 2

Guide Price £600,000



Highly individual and cleverly designed detached house providing exceptionally versatile and well proportioned accommodation offering great potential for sympathetic updating offered with NO ONWARD CHAIN. The property incorporates many individual features and provides great flexibility including a potential ground floor annexe and generous principal bedroom with a first floor balcony off which overlooks the adjoining farm and farmland to the rear. There is also an attractive rear garden together with extensive driveway to front which leads to long integral garage.









LOCATION

The property occupies an outstanding and tranquil non-estate village position within a no through lane and backing directly onto a farm and farmland where sheep can be seen grazing on the land. The property is also conveniently located close to the heart of the village and within a short walk from the local inn/restaurant. The village also provides a useful range of amenities including a church and village hall, cricket club, garden centre farm shop and nature reserve. The village is also in catchment for Barnabas Oley C of E Primary School and Comberton Village College. St Neots and Sandy main line stations are within easy reach and the university City of Cambridge provides excellent commuter links to London.

ENTRANCE DOOR
leading to:

ENTRANCE LOBBY
with matwell, coat hooks, skirting radiator, sealed unit double glazed windows to side aspect and glazed door leading to Inner Reception/Dining Hall, door off to:

CLOAKROOM
with w.c., and small wash hand basin with mixer taps, wall mirror and electric light above, natural wood style flooring. Fitted shelved storage cupboard, heated towel rail.

INNER RECEPTION/DINING HALL
spacious room which is open to the full height of the house and incorporates a most attractive fitted dresser style unit with glazed cabinets, fitted shelves, cupboards below, staircase off to first floor, natural wood style flooring, two radiators, part glazed door off to:

KITCHEN
with inset stainless steel sink unit with mixer taps, cupboards below, fitted base units comprising work surfaces with cupboards and drawers beneath, range of wall storage cupboards, radiator, space for cooker, space and plumbing for dishwasher and integrated refrigerator, sealed unit double glazed windows to rear aspect and sliding door to:

UTILITY ROOM
with a large butler sink, water softener beneath, built-in cupboard which also houses meters and recess with an oil fired boiler, sealed unit double glazed window to rear aspect, sealed unit double glazed door leading to paved terrace and rear gardens.

STUDY/OFFICE
with radiator, part panelled walls and extensive fitted shelving, sealed unit double glazed windows to front aspect.

GLAZED DOOR FROM RECEPTION/DINING HALL
leading through to:

SITTING ROOM
with brick fireplace, wood burning stove and tiled hearth, exposed brick chimney breast, natural wood style flooring, radiator, full height sliding double glazed patio doors leading to covered paved terrace and rear gardens.

GLAZED DOOR FROM RECEPTION/DINING HALL
leading to:

FAMILY ROOM/BEDROOM 4
This room could be used as part of a self-contained annexe which also includes glazed doors to Sitting Room/Dining Room radiator, sealed unit double glazed windows to front aspect, fitted glazed cabinets with shelving and a further recess for fitted dining table and chairs. Glazed door leading to:

REAR LOBBY
with further glazed door to side pathway and has its own independent access.

BATHROOM
with bath, separate wall mounted shower unit and folding glazed shower doors, vanity style unit with wash hand basin and cupboards below, low level w.c., ceramic tiled walls, wall mounted radiator/towel rail, sealed unit double glazed windows with frosted glass to rear aspect.

GLAZED DOOR FROM RECEPTION/DINING HALL
leading to:

ON THE FIRST FLOOR

LANDING AREA
with radiator, sealed unit double glazed Velux window to front aspect and this area overlooks the Dining/Reception Hall beneath, door to;

DRESSING ROOM/BEDROOM 4
with large built-in wardrobe, radiator, built-in eaves storage cupboards and a double glazed Velux window to front aspect, fitted shelving and a pair of glazed doors providing access to:

PRINCIPAL BEDROOM
with extensive range of fitted wardrobes, cupboards, shelving and drawers, two double radiators, sealed unit double glazed windows to front aspect, high semi-vaulted ceiling with panelling and double glazed windows to the side which provide a wonderful view over gardens towards the village church, sliding sealed unit double glazed full height windows which provide access to a first floor balcony with wrought iron railings and this provides a wonderful vista over the rear gardens and adjoining farmland where sheep are often located.

BEDROOM 2
with radiator, built-in eaves storage cupboards, sealed unit double glazed windows to side aspect and a fitted shower cubicle within one corner of the room with a wall mounted shower unit, ceramic tiled walls around, sliding glazed doors and small wash hand basin with wall mirror above, natural wooden floorboards.

BEDROOM 3
with fitted shelving, radiator, sealed unit double glazed windows to rear aspect overlooking the gardens and farmland beyond.

SHOWER ROOM
with large walk-in shower cubicle, wall mounted shower unit, pedestal wash hand basin with wall mirror above, electric striplight/shaver socket, low level w.c,, radiator/towel rail, built-in shelved airing cupboard housing hot water cylinder, sealed unit double glazed windows to rear aspect overlooking the gardens and farmland beyond.

OUTSIDE
To the front of the property there is an extensive in and out pebblestone driveway/parking area and the garden with a variety of mature shrubs, bushes and trees around, further brick paviour driveway/parking space adjacent to which is the GARAGE with automatic up and over door and leads to a long garage which also includes an outside tap, and pathway to side which leads to the rear garden, rear door leading to coved paved rear terrace and garden. Rear lobby provides access to a small paved area to side.

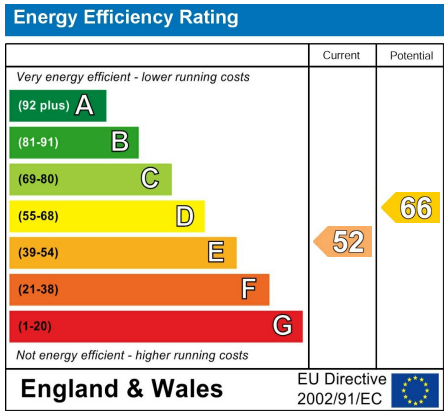
The delightful rear gardens enjoy a high degree of privacy and seclusion and back onto the farm and farmland. There is a large terrace immediately adjacent to the property itself with a view of the church tower. The gardens are mainly laid to lawn with well stocked borders, shrubs and bushes around and in one corner of the garden there is a large timber constructed storage shed and a detached timber summerhouse with power.



















Guide Price £600,000
Tenure - Freehold
Council Tax Band - D
Local Authority - Huntingdonshire District Council







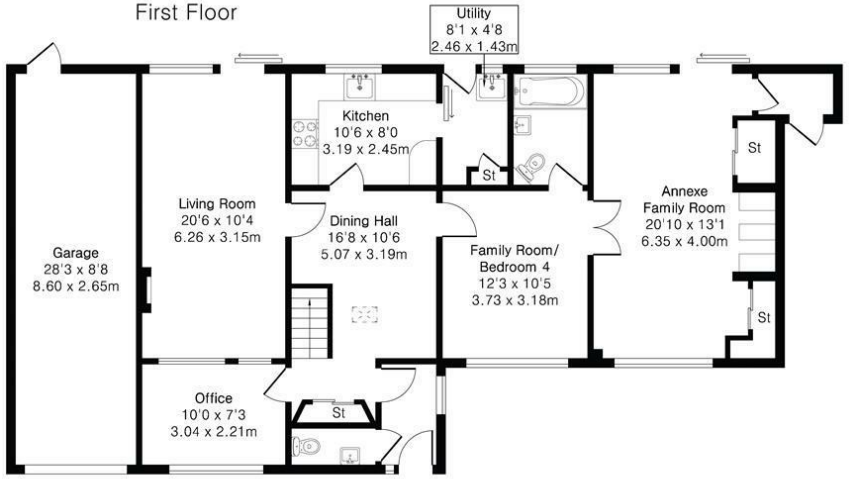


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Approximate Gross Internal Area 2018 sq ft - 187 sq m
(Excluding Garage)
Ground Floor Area 1110 sq ft – 103 sq m
First Floor Area 908 sq ft – 84 sq m
Garage Area 245 sq ft – 23 sq m



First Floor



Ground Floor

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.

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