



The Green, Weston Colville, CB21 5NT

CHEFFINS

The Green

Weston Colville,
CB21 5NT

Occupying a generous, secluded plot within the heart of the sought after village of Weston Colville, this detached bungalow presents an increasingly rare opportunity to acquire a property offering excellent scope for improvement, extension or redevelopment, subject to the necessary planning consents. Offered with no onward chain.

LOCATION

The Green is situated at the heart of the attractive rural village of Weston Colville, surrounded by the rolling countryside of South Cambridgeshire and offering an appealing balance of village living and accessibility. The village benefits from a strong community atmosphere, recreation ground and an extensive network of footpaths and bridleways, while everyday amenities, schooling and services are available in nearby Balsham, Linton and surrounding villages. Newmarket provides a wider range of shopping and leisure facilities, with Cambridge also readily accessible. Road connections via the A11 provide convenient links to the A14 and M11, while Dullingham railway station, approximately four miles away, offers services towards Cambridge and Newmarket, making the location well suited to commuters seeking a peaceful countryside setting.

3 2 1

Guide Price £350,000





STORM PORCH

Covered entrance with glazed entrance door leading through into:

ENTRANCE HALL

A spacious central hallway providing access to the principal accommodation. Radiator, loft access and built in airing cupboard housing the hot water cylinder.

SITTING ROOM

A well proportioned reception room featuring a fireplace with stone surround and hearth. Double glazed bay window to the front aspect, additional double glazed window to the side aspect, two radiators and coved ceiling.

KITCHEN/DINING ROOM

Fitted with a range of base and wall mounted units incorporating rolled edge work surfaces with inset stainless steel sink and drainer. Space for a freestanding cooker with extractor over, undercounter fridge and freezer together with ample space for a dining table. Useful pantry cupboard, radiator, double glazed window to the side aspect and doors leading through to both the conservatory and utility room.

UTILITY ROOM

Fitted with additional base and wall mounted units with work surface over incorporating stainless steel sink and drainer. Space and plumbing for washing machine and tumble dryer. Double glazed window and door providing access outside.

CONSERVATORY

Constructed on a half brick base with double glazed windows overlooking the rear garden and insulated roof. Radiator and double glazed door leading directly onto the garden.

PRINCIPAL BEDROOM

A generous double bedroom with double glazed bay window to the front aspect, radiator and door leading through to:

EN SUITE SHOWER ROOM

Comprising low level WC, pedestal wash hand basin and enclosed shower cubicle. Obscure double glazed window, radiator and part tiled walls.

BEDROOM TWO

A double bedroom with double glazed window overlooking the rear garden. Fitted wardrobes, built in storage cupboard and radiator.

BEDROOM THREE

A further double bedroom with double glazed window overlooking the rear garden and radiator.

FAMILY BATHROOM

Comprising a three piece suite consisting of panelled bath with shower over, pedestal wash hand basin and low level WC. Obscure double glazed window, radiator and part tiled walls.

OUTSIDE

The property occupies a generous plot and is set well back from the road behind a substantial gravel driveway providing off road parking for numerous vehicles.

Gated side access leads through to the rear garden, which is predominantly laid to lawn with established planting, vegetable beds and a variety of mature trees and shrubs creating an excellent degree of privacy. The garden offers excellent space for families, keen gardeners or those wishing to further extend the property, subject to the necessary planning consents.

A substantial detached workshop benefits from power, lighting and water, together with an adjoining outside WC, making it ideal for storage, hobbies or those working from home.





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

Guide Price £350,000

Tenure - Freehold

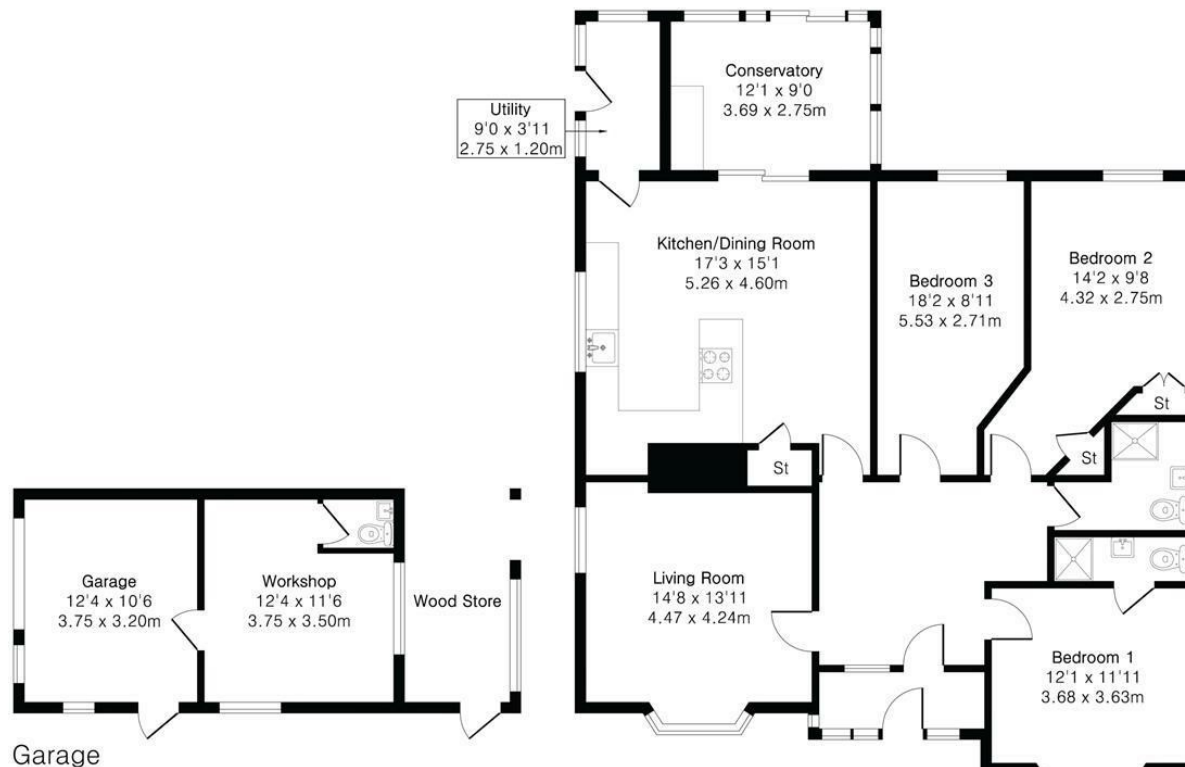
Council Tax Band - E

Local Authority - South Cambridgeshire District

Council

**Approximate Gross Internal Area 1402 sq ft - 130 sq m
(Excluding Garage)**

Ground Floor Area 276 sq ft - 26 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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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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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