Lode Fen, Lode, CB25 9HF

CHEFFINS

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CB25 9HF

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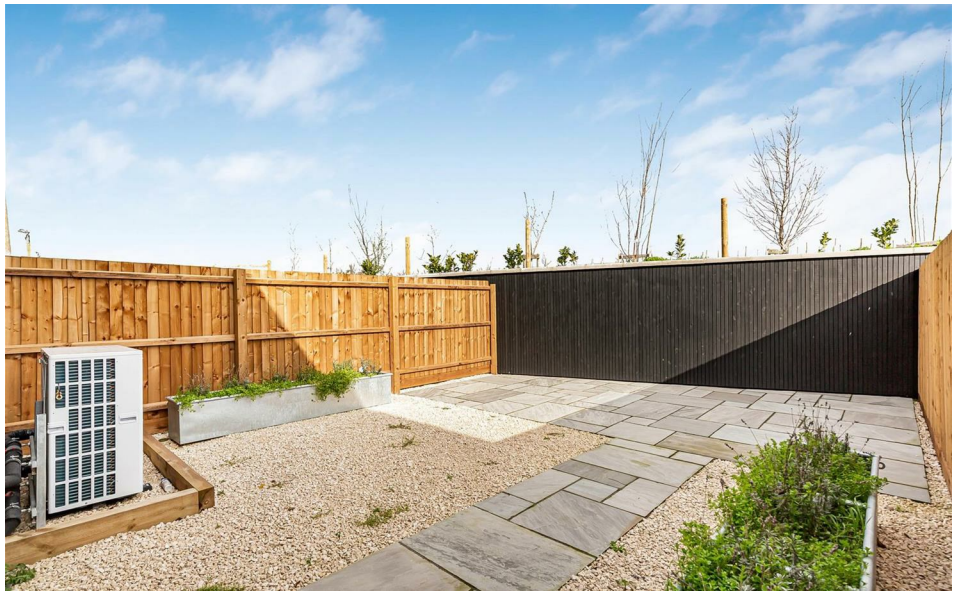
Guide Price £450,000

- FINAL HOME REMAINING
- Brand new 4 bedroom barn conversion
- Stunning first floor living accommodation overlooking countryside
- Exclusive development of just 5 homes
- Easy access into Cambridge

FINAL HOME REMAINING
An exceptionally well proportioned brand new barn conversion boasting unique features and stunning views on this exclusive development of just 5 homes



LOCATION

WELCOME TO STABLE YARD
A rather special and highly unique development of just five brand new barn conversions within the grounds of the Cambridge & Newmarket Polo Club.

The properties all posses highly distinctive characteristics which, paired with the incredible location, offer an unmissable opportunity for an idyllic lifestyle.

Each home features bespoke kitchens, luxuriously appointed bathrooms and a high quality of finish throughout.

4 STABLE YARD
Nestled between it's neighbours number 4 is tucked away towards the rear of the development.
The property offers a unique layout with 3 bedrooms on the ground floor with the 4th bedroom on the first floor, alongside the principal living space which has a juliet balcony to the side, overlooking the nature reserve. The lofty reception space comprised of kitchen/dining/family room is highly impressive and the stunning far reaching views over the surrounding countryside and adjacent reservoir create a peaceful haven.

SPECIFICATION
Staircase
.Softwood stairs with oak handrails / newel caps and black metal balustrades.

Kitchens
. True handless flush kitchens with soft close doors and drawers.
. Quartz worktops with upstands, glass splashback local to hob.
. Undermount composite sink with 4 in 1 boiling tap.
. Bosch touch control induction hob.
. Bosch integrated double oven.
. Integrated Bosch fridge / freezer and full width dishwasher.
. Integrated waste bins.

Utilities
. White gloss J pull kitchen units with a laminate worktop and appliance voids for tumble drier and washing machine.

Heating and Plumbing
. Zoned under floor heating to whole of ground floor on individual room thermostats, radiators to first floor on an independent zone
. Electric heated black towel rails operated on independent timer spurs.
. Air source heat pump for heat and hot water.

Electrics
. Downlighters to kitchen, living and bathrooms.
. Shaver points to family bathrooms and en-suites.
. External lighting to front and rear doors.

Joinery
. Flush solid core doors with square edge MDF architraves and black ironmongery

Bathrooms / ensuite
. Walk in shower with fixed glass panel or enclosed shower with sliding door dependent upon actual unit.
. Bath to family bathroom with fixed glass panel.
. Dual outlet black showers valves to en-suite and family bath.
. Back to wall pans with concealed cisterns, soft close seats and dual integrated flush plate.
. Vanity units with drawer storage and sit on sink with black lever action mono taps and pop-up waste.
. Full width inset mirrors with demister pads.

External Windows and Doors
. Flush casement PVC-u windows .
. Aluminium sliding doors to kitchen, lounge area and bedroom with glass internal Juliette balustrades to the first floor
. Composite front entrance doorsets.

Floor Finishes
. Cormar Hampstead 42 oz carpet to bedrooms.
. 800 x 800mm Mandarin Stone porcelain concrete effect floor tiles to first floor living and ground floor hallways.
. Square edge MDF skirtings to room perimeters.

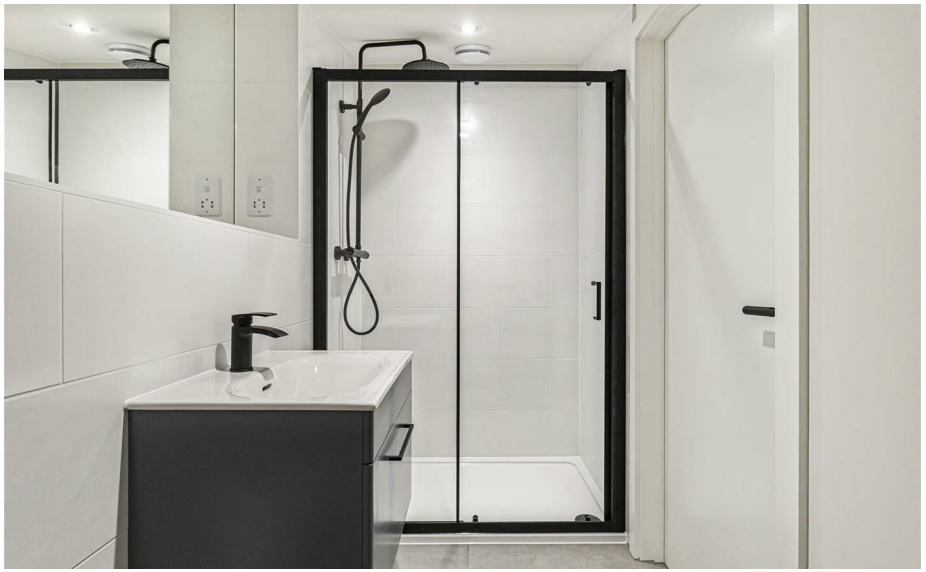
Externals
. Landscaping to front gardens and communal areas
. Gravel shared entrance road
. Block paved parking bays - 2 per property
. Grey sandstone patios
. Cream chippings to remaining rear / side garden areas with galvanised trough lavender planters.
. 1.8m closed boarded timber fencing to boundaries and black slatted cladding to rear/ side boundary walls.

MATERIAL INFORMATION
Tenure - Freehold
Annual Service Charge - £1,642 per property per year
Council Tax Band - TBC
Property Construction - Steel frame
Square Footage - 1,436 sq.ft
Parking - 2x parking spaces
EPC- TBA

UTILITIES/SERVICES
Electric Supply - Mains
Water Supply - Mains via shared bore hole – maintained by management company
Sewerage - Underground treatment plan. Foul drainage to shared treatment plant- maintained by management company. Surface water drainage to soakaways.
Heating - Air Source Heat pump
Broadband - Copper
Mobile Signal/Coverage - Standard connection
Flood Risk - None noted
Conservation Area -No
Planning Permission -Full
The property is to be sold subject to all existing rights of way, public or private, light support, and allotted rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the sales particulars. Purchasers will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matters which may affect the property.

Please note some images contain CGI use.

AGENTS NOTE
The what three words for this property are ///swoop.thirsty.daisy



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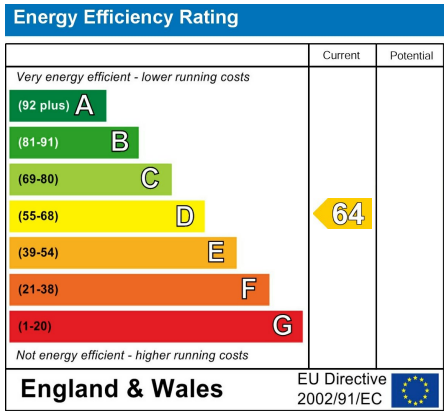

Guide Price £450,000
Tenure - Freehold
Council Tax Band - New Build
Local Authority -

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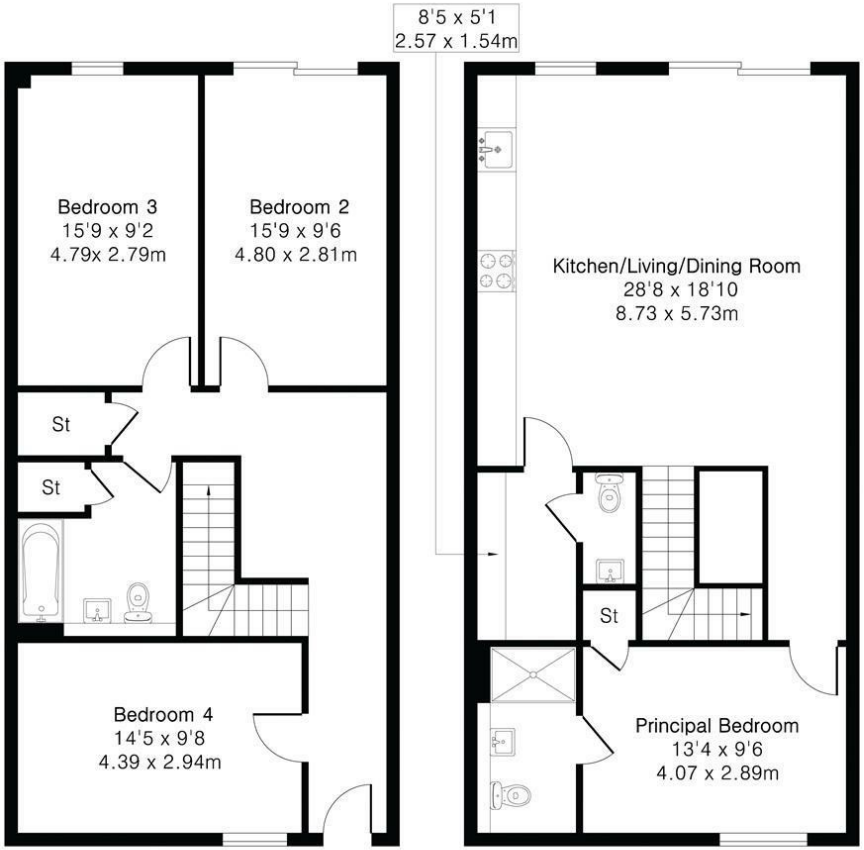
Approximate Gross Internal Area 1436 sq ft - 134 sq m

Ground Floor Area 718 sq ft – 67 sq m

First Floor Area 718 sq ft – 67 sq m



Ground Floor First 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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