Ramper Road, Swavesey, CB24 4RU

CHEFFINS

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Guide Price £795,000

A most stylish and rather special detached individual home of quite exceptional quality, part of which was originally a former bungalow that has been altered and enlarged in the style of a new build home and is now a stunning and luxuriously appointed property which incorporates many contemporary style features of the highest quality including the latest technology, Herschel infrared heating panels, that are backed up to a solar panel system, which comes with batteries, to maximise eco friendly solutions. The property also has the benefit of delightful generous landscaped gardens and extensive off street parking.

LOCATION

The property occupies an outstanding non estate position right on the edge of the village and enjoys spectacular and panoramic views over adjacent farmland and countryside. Swavesey is a highly sought after village, steeped in history and well known for its attractive village centre. The village provides a vast range of local amenities including a coffee shop, post office, inn, butchers and farm shop. The village has excellent schooling facilities, including Swavesey Village College. The village is also within easy reach of major routes which offer access to the university City of Cambridge and the major towns of St Ives and Huntingdon.

ENTRANCE DOOR
to:

ENTRANCE HALL
with natural wood style flooring, L shaped understairs cupboard housing meters, controls, alarm unit, fusebox and CCTV, deep built in cloaks/storage cupboard

CLOAKROOM
with low level wc, vanity style unit with wash hand basin, mixer taps, tiled splashbacks, cupboard below, natural wood style flooring, sealed unit double glazed windows to side aspect with frosted glass, door at far end of the hall, leading to:

PRINCIPAL RECEPTION ROOM with LUXURIOUS KITCHEN
A wonderful and atmospheric open plan living space with a real wow factor, which enjoys a wonderful vista via the full height sliding sealed unit double glazed doors which lead onto a large paved terrace and the delightful landscaped gardens. To one end of the room, there is a most stylish and attractive kitchen with range of beautifully appointed units incorporating an inset stainless steel sink unit with mixer tap, special hot water tap, storage cupboards beneath. This is part of a large central island with granite style work surfaces set above an extensive range of cupboards beneath, this also incorporates a breakfast bar and champagne/wine fridge. There are also a bank of fitted units to one wall with integrated Bosch oven and grill with warming tray beneath, integrated refrigerator and freezer, further range of storages cupboards and open shelving to side, further extensive base units comprising; granite style work surfaces, with cupboards beneath, further range of full height shelved storage cupboards, pull out bin storage, integrated dishwasher, range of wall storage cabinets, inset five point Bosch induction hob with contemporary style Bosch extractor cooker hood above, glazed splashback fitted to the wall.

The kitchen is open to the main reception room which can be utilised in so many ways and has a feature high semi vaulted ceiling with six sealed unit double glazed Velux windows, natural wood style flooring, two sets of full height double glazed sliding patio doors which open onto the side and rear terrace and enjoy spectacular views over the landscaped gardens and adjoining farmland and countryside. There are also further high level sealed unit double glazed windows to side aspect and door off to:

UTILITY ROOM
with inset stainless steel sink unit with mixer taps and cupboards below, full height shelved storage cupboard, space for appliances, further built in storage cupboard which also houses the Sunamp Hydronova 300 water heating system.

STUDY/BEDROOM 4
with sealed unit double glazed windows to rear aspect overlooking the landscaped rear gardens, natural wood style flooring, door to:

EN SUITE SHOWER ROOM
with tiled shower cubicle, wall mounted shower unit and sliding glazed shower doors, vanity style unit with wash hand basin, mixer taps, tiled splashbacks, cupboards below and wall mounted cabinet with heated mirror front, low level wc, wall mounted radiator/towel rail, natural wood style flooring, sealed unit double glazed window with frosted glass to rear aspect

FAMILY ROOM/BEDROOM 2
with sealed unit double glazed windows to front aspect, natural wood style flooring

BEDROOM 1
with natural wood style flooring, sealed unit double glazed windows to front aspect and door to:

EN SUITE SHOWER ROOM
with large fitted shower cubicle, fixed head shower and handheld shower unit, ceramic tiled wall surround, sliding glazed shower doors, vanity style incorporating twin wash hand basins, with mixer taps, tiled splashbacks, cupboards below, large wall mounted heated mirror, sealed unit double glazed window with frosted glass to side aspect, wall mounted radiator/towel rail

FIRST FLOOR

LANDING
with large sealed unit double glazed Velux window to rear aspect, deep built in storage cupboard

BEDROOM 4
with feature sealed unit windows to side aspect with breathtaking views over farmland and surrounding countryside, large built in eaves storage cupboards which runs the full length of the first floor and has an automatic light, sealed unit double glazed Velux window to rear aspect with blinds

BEDROOM 5
with doors to the full length eaves storage cupboards, further built in eaves storage cupboards to rear, sealed unit double glazed Velux window with blinds to rear aspect and sealed unit double glazed windows to side aspect

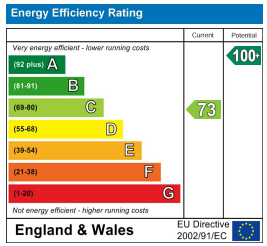
BATHROOM
A luxuriously appointed bathroom with freestanding bath, with mixer taps, vanity style unit with large inset wash hand basin, with cupboards and drawers below, tiled splashbacks, heated wall mirror, large walk in tiled shower area with tiled walls to side with glazed sides and sliding glazed door, large fixed head shower unit, wall mounted shower, low level wc, built in storage cupboard, wall mounted radiator/towel rail, sealed unit double glazed window with blind to rear aspect

OUTSIDE
To the front of the property there is an extensive pebblestone courtyard style parking area and driveway which leads to an integral garage with up and over automatic door, adjacent to this is an electric charging point for an electric vehicle, external lighting, wide paved pathway and gated access leading to a side passage, which in turn leads to the rear garden.

The landscaped rear gardens are of a generous size and are principally laid to lawn with raised beds, ready for planting, large raised paved terrace immediately adjacent to the property itself. Further paved pathway to the other side of the property, external lighting, paved pathway leading to the far end of the garden where there is also a garden storage shed and a large feature raised timber deck that backs onto a paddock, there is also an outside tap adjacent to the rear terrace.

AGENTS NOTE
The property is fitted with Herschel Ceiling Heating Panels which deliver efficient infrared heating by warming people and surfaces directly, providing instant, even comfort with up to 60% energy savings compared to traditional systems. The space-saving ceiling design offers silent, maintenance-free operation, reduces damp and dust, and installs quickly in any building while providing safe, low-carbon warmth.

Some photographs have been digitally enhanced with CGI furniture to illustrate the potential use and layout of the rooms. These images are for illustrative purposes only.



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Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 2318 sq ft - 215 sq m
(Excluding Garage)

Ground Floor Area 1650 sq ft – 153 sq m
First Floor Area 668 sq ft – 62 sq m
Garage Area 103 sq ft – 10 sq m

Ground Floor First Floor

PINK PLAN

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: 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.