



Chapel Road, Weston Colville, CB21 5NX

**CHEFFINS**

## Chapel Road

Weston Colville,  
CB21 5NX

A unique opportunity to acquire a substantial, sympathetically improved and extended semi detached Victorian house together with a delightful and generous mature plot which enjoys a high degree of privacy and seclusion. Extensive courtyard shingle parking area and driveway leading to detached garage/store with an attached studio/potential home office.

4 2 3

**Guide Price £525,000**





## LOCATION

The property occupies a rather special and picturesque position, set well back from Chapel Road, set deep into its own delightful generous plot which includes an attractive wooden bridge set over a stream and backing onto paddocks. The unspoilt rural village of Weston Colville has its own fine Church and cricket ground. The village is located about 13 miles South East of the University city of Cambridge and about 8 miles from the historic horse racing town of Newmarket. The larger close by villages of Balsham and Linton provide more extensive amenities and for the commuter there are main line stations at Whittlesford and Cambridge as well as a M11 motorway access point at Duxford (junction 10) and Stump Cross (junction 9).

## COVERED PORCH

with outside light, entrance door to:

## ENTRANCE HALL

with feature tiled floor and door to:

## CLOAKROOM/SHOWER ROOM

with a large corner shower cubicle with tiled walls, fixed head shower and sliding doors, vanity style unit with wash hand basin with drawers beneath, part tiled walls, wall mirror above, low level w.c., ceramic tiled floor, wall mounted radiator/towel rail, extractor fan.

## LIVING ROOM

with a central fireplace with a marble hearth, mantel over, built-in storage cupboards to side, sealed unit double glazed windows to front aspect overlooking the gardens, door to:

## FAMILY ROOM

with a feature brick fireplace with brick hearth, timber surround and mantel over and a fitted woodburning stove, radiator, sealed unit double glazed windows to front aspect, further double radiator and fitted storage shelves, upright broom/storage cupboard with further useful cupboard above, door to:

## KITCHEN/BREAKFAST ROOM

A wonderful light and open plan space with a high level rooflight and further sealed unit double glazed windows to side and rear aspect overlooking the delightful rear gardens and paddocks beyond. The kitchen incorporates an inset one and a half sink unit with mixer taps and cupboards below, extensive fitted base units with worktops with further cupboards and drawers beneath, integrated oven and 4 point induction hob above, integrated fridge, extensive range of

wall storage cupboards and fitted open shelving, Rayburn Royale range cooker with ceramic tiled splashbacks, attractive timber style canopy above, space and plumbing for dishwasher, feature tiled flooring, upright shelved storage cupboards and high semi-vaulted ceiling at the far end of the room with exposed timbers, glazed double doors to:

## UTILITY ROOM

with space for upright fridge/freezer, fitted worktop with space and plumbing beneath for washing machine, oil fired boiler, wall storage cupboards, natural wood style flooring, sealed unit double glazed windows to rear aspect overlooking the gardens and paddocks beyond and full height sealed unit double glazed door leading to paved terrace and garden.

Staircase off to first floor and door to:

## BEDROOM 4

with radiator, sealed unit double glazed windows to side and rear aspect and full height sealed unit double glazed door leading to paved terrace and rear garden, natural wood style flooring.

## ON THE FIRST FLOOR

## LANDING

with built-in airing cupboard housing hot water cylinder, recess with fitted shelving and high semi-vaulted ceiling with double glazed Velux window to rear aspect. Trap door and loft ladder to roof space.

## BEDROOM 1

With sealed unit double glazed windows to front aspect and feature sealed unit double glazed units to rear aspect with window seat and storage beneath, double glazed Velux window.

## BEDROOM 2

with cast iron firegrate, recess to side with two fitted double wardrobes, further built-in wardrobe with shelves to side and sealed unit double glazed windows to front aspect overlooking the gardens to front.

## BEDROOM 3

With sealed unit double glazed windows to rear aspect, fitted double wardrobes.

## FAMILY BATHROOM

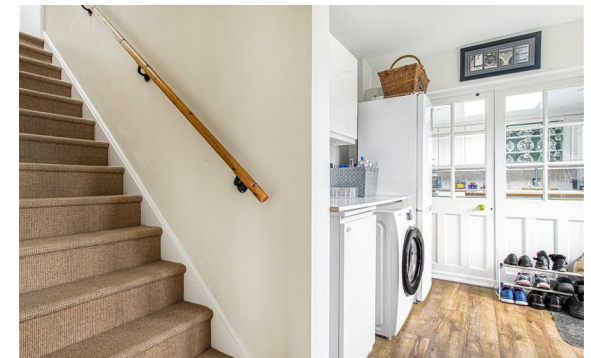
With bath, hand wash basin and W.C, radiator, sealed unit double glazed windows to rear aspect.

## SEPARATE CLOAKROOM

With w.c and hand wash basin.

## OUTSIDE

To the front of the property there is a 5 bar gate leading to an extensive courtyard style parking area and driveway leading to a detached garage/store. There are also a variety of mature shrubs and hedgerows around and a small wooden gate leading to a most attractive garden laid to lawn with borders and shrubs around and a feature wooden bridge set over a pretty stream. There is also a pebble stone pathway leading to the front porch and 2 vegetable beds. There is also a studio/potential home office with doors leading from the garden and this adjoins the garage/store. To the side there is a pathway leading to the attractive enclosed rear garden which overlooks a paddock to the rear. The delightful rear garden enjoys a high degree of privacy and seclusion and is laid to lawn with established borders and shrubs around, 2 paved terraces and a garden storage shed.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>79</b>
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Guide Price £525,000  
 Tenure - Freehold  
 Council Tax Band - D  
 Local Authority - South Cambridgeshire



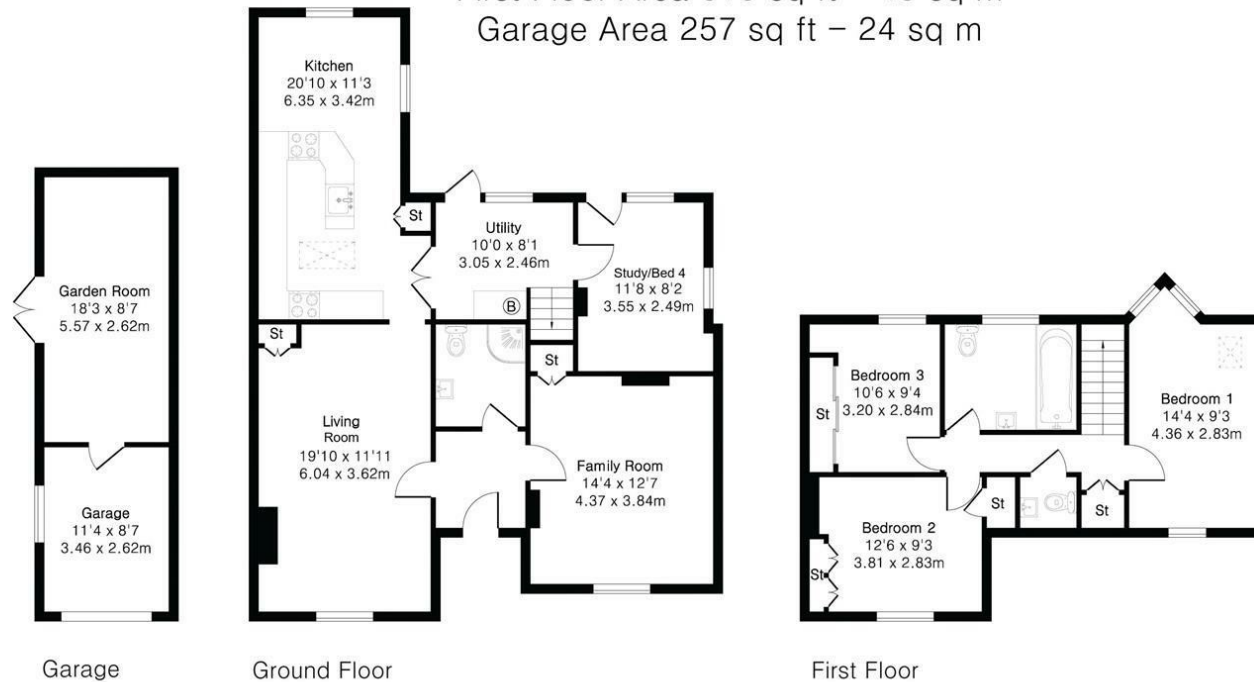


**Approximate Gross Internal Area 1454 sq ft - 135 sq m**

Ground Floor Area 939 sq ft – 87 sq m

First Floor Area 515 sq ft – 48 sq m

Garage Area 257 sq ft – 24 sq m



Garage

Ground Floor

First Floor

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.

