



Thornbury, Comberton, CB23 7AP

**CHEFFINS**



## Thornbury

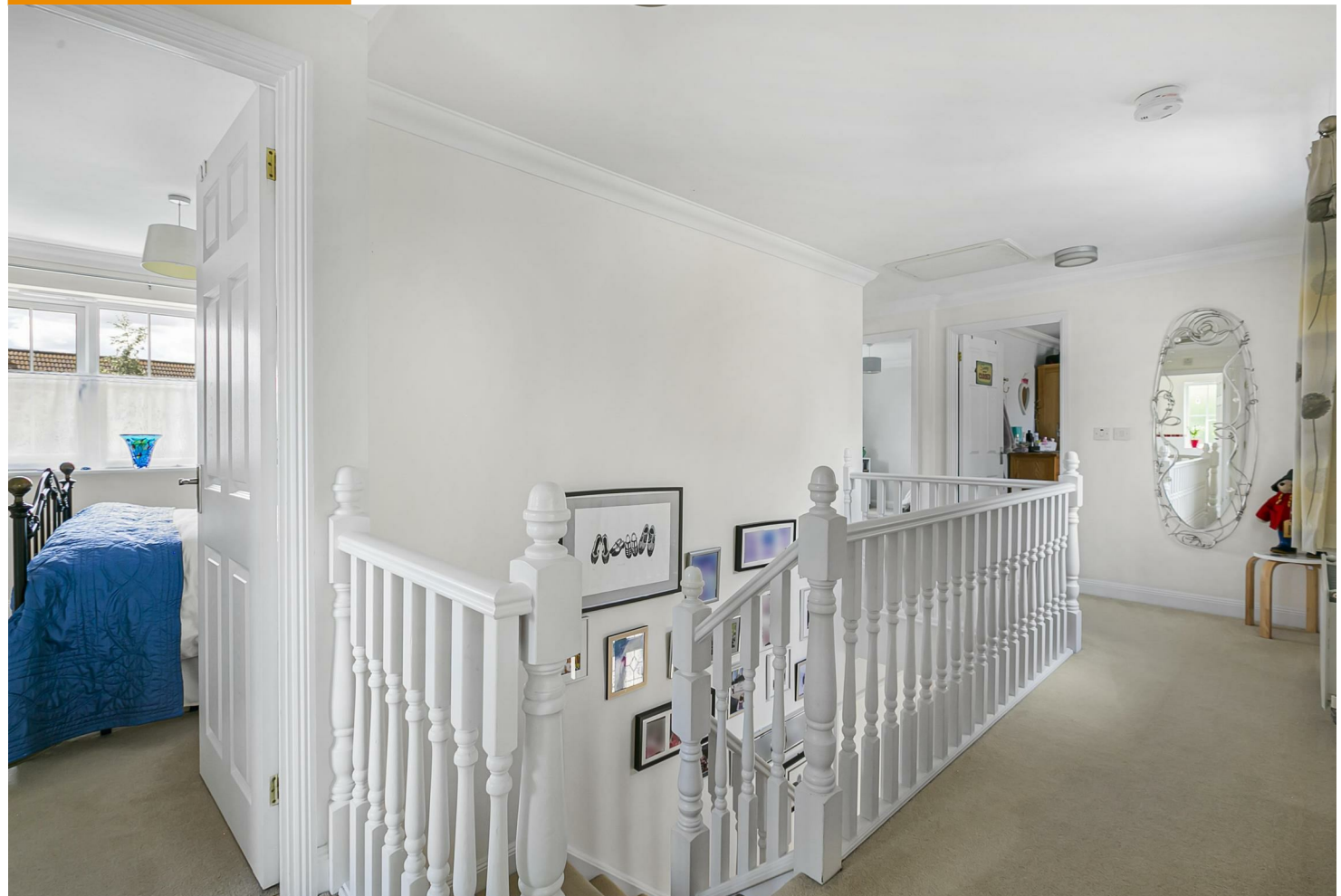
Comberton,  
CB23 7AP

- Detached Family Residence
- 5 Double Bedrooms
- 3 Bathrooms
- Open Plan Kitchen/Dining Room
- Extensive Wrap Around Plot
- Double Garage
- Ease Of Access To A Wealth Of Local Amenities

A most impressive and substantial detached family home with graceful proportions, extending in the region of 2000 sqft incorporating attractive open plan kitchen/dining room and further flexible accommodation, located within this most attractive private residential development, conveniently located to access the amenities in this well-served village. The property also benefits from its own generous landscaped and established grounds, the largest of the development.

5 3 2

**Guide Price £985,000**





## LOCATION

The property is located in a tucked away position in this ever popular and rarely available private residential development, which is considered to be one of the more desirable settings within the village. Comberton is a highly sought after and most desirable village, well known for its well served and attractive village centre. The village enjoys a range of local amenities, many of which are just a short walk away, including a village shop and post office. A short journey to neighbouring villages, provides access to multiple inns, butchers & farm shop.. Another huge attraction to the village itself is the fantastic schooling options available, in particular Comberton Village College & Sixth Form which has recently been rated outstanding by Ofsted as well as ease of access to Cambridge schooling options such as Hills and Long Road sixth form colleges. The village is also well placed for the commuter, with Cambridge station only just over 5 miles away as well as being well placed for access to major routes including the A428, A14 and M11 motorway. Access to Cambridge can also be enjoyed by bike with safe cycle paths all the way into Cambridge City centre. The Village College also provides excellent leisure amenities and the village itself provides an extensive choice of various societies and a wonderful community spirit.



## COVERED STORM PORCH

with paved flooring, lighting, leading through into:

## PANELLED GLAZED ENTRANCE DOOR

with double glazed windows either side leading through into:

## ENTRANCE HALLWAY

with wood effect flooring, stairs rising to first floor accommodation, open understairs storage area, radiator, coved ceiling, panelled door providing access to cloak cupboard, panelled and glazed doors leading into respective rooms.

## CLOAKROOM

comprising of a two piece suite with low level w.c., with hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, radiator, coved ceiling, double glazed window fitted with privacy glass out onto side aspect.

## SITTING ROOM

accessed via a set of panelled glazed double doors from entrance hallway leads into this light and airy room benefiting from dual aspect to both front and rear, electric fireplace, stone hearth and surround providing a focal point to the room with former fireplace behind, coved ceiling, double panelled radiators, double glazed windows to the front, double glazed French doors leading out onto patio as well as creating a large entry point of light into the room as well as views over the garden.

## OPEN PLAN KITCHEN/DINING ROOM

accessed via an opening from the entrance hallway. Kitchen area comprises of a wealth of both wall and base mounted storage cupboards and drawers with brushed metal handles, stone effect rolltop work surface with inset stainless steel one and a quarter bowl sink with hot and cold mixer tap and drainer to side, inset 4 ring Neff hob with extractor hood above and tiled splashback, adjacent to this is an integrated Neff double oven, integrated wine cooler, integrated and concealed appliances include fridge/freezer, Neff dishwasher, coved ceiling, inset LED downlighters, tiled flooring, double panelled radiator, double glazed French doors leading out to patio and opening through into the expansive DINING ROOM which encapsulates the needs of modern living perfectly with this flexible entertaining space which enjoys a continuation of the wood effect flooring from the entrance hallway, coved ceiling, double panelled radiator,

double glazed windows and French doors leading out onto patio as well as providing a large entry point of light into this wonderful entertaining space.

## UTILITY ROOM

comprising a small collection of base mounted storage cupboards with a stone effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap and drainer to side, tiled splashback, space and plumbing for washing machine and dryer, wall mounted boiler providing hot water and heating for the property, tiled flooring, radiator, coved ceiling, extractor fan, double glazed window, panelled glazed door leading onto garden, panelled door through into:

## STUDY

with a continuation of the wood effect flooring from the entrance hallway, coved ceiling, radiator, double glazed window to side aspect.

## ON THE FIRST FLOOR

## LANDING

with coved ceiling, loft hatch, radiator, panelled door to airing cupboard housing hot water cylinder and fitted timber shelving, double glazed window to side aspect, panelled doors leading into respective rooms.

## SPLIT-LEVEL PRINCIPAL SUITE

part coved ceiling, extensive range of fitted wardrobes with shelving and rails, double panelled radiators, high vaulted ceilings, inset LED downlighters, double glazed window to side aspect, Velux skylight with fitted blinds out onto side aspect and overlooking adjacent fields. Panelled door leading through into:

## ENSUITE BATHROOM

comprising of a four piece suite with sunken bath with separate hot and cold bath taps, grip handles and tiled surround, corner shower cubicle with wall mounted shower head and accessed via a glazed shower door, low level w.c. with hand flush, wash hand basin with hot and cold mixer tap, tiled surround, storage cupboards beneath wash hand basin, shaver point, inset LED downlighters, extractor fan, coved ceiling, double glazed window fitted with privacy glass out onto side aspect.

## FAMILY BATHROOM

comprising of a three piece suite with combined shower

and bath with wall mounted shower head and hot and cold mixer bath tap, grip handles, low level w.c. with hand flush, wash hand basin with hot and cold mixer tap, tiled surround, shaver point, coved ceiling, inset LED downlighters, extractor fan, radiator, double glazed window fitted with privacy glass out onto side aspect.

## BEDROOM 2

with coved ceiling, built-in wardrobes fitted with railings and shelving, radiator, double glazed window overlooking garden and panelled door leading through into:

## SHOWER ROOM ENSUITE

comprising of a three piece suite with shower cubicle with dual shower head attachment and accessed via a glazed shower door, low level w.c. with hand flush, wash hand basin with hot and cold mixer tap, tiled surround, shaver point, double panelled radiator, inset LED downlighters, extractor fan, coved ceiling, double glazed window fitted with privacy glass out onto side aspect.

## BEDROOM 3

with coved ceiling, radiator, double glazed window to front aspect.

## BEDROOM 4

with coved ceiling, radiator, double glazed window overlooking garden.

## BEDROOM 5

with coved ceiling, radiator, double glazed window overlooking garden.

## OUTSIDE

To the front, the property is approached off Thornbury via a gravelled driveway leading to a block paved driveway for this property with enough parking for multiple vehicles, two up and over garage doors and the paved area leading to the front entrance door. Adjacent to this is a further bedded area laid to gravel with mature box hedging and other shrubs and adjacent to this is an area laid to lawn providing a wonderful kerb appeal to this established family home.

To the rear of the property is an established garden being principally laid to lawn with a paved patio area led directly off the rear part of the property providing a wonderful space to both relax and entertain and is bordered by some well stocked bedding of lavender and other plants.





To one side of the garden there is a mature tree and adjacent to this is a carefully designed natural area also known as a dry garden and is inspired by garden designer Beth Chatto, with a slate and gravelled pathway meandering through a collection of flowering plants, namely, alstroemeria, yellow rattle, wild geraniums. To the rear of the section is a cleverly designed formation of rocks surrounded by more mature plants giving a real sense of nature in this garden. To the rear of the garden is some further well stocked bedding together with mature shrubs and trees providing a green wall effect and a good level of privacy from the neighbouring property. Adjacent to this is a timber outbuilding accessed via a set of panelled glazed doors ideal for additional storage or use as a summerhouse and this is surrounded by a gravelled area and leading itself perfectly to a further entertaining space. Continuation of the lawn continues round the side of the garden where there is access from the utility room as well as a continuation of the patio providing a paved pathway leading round to this area where there is a further gravelled area bordered by timber sleepers providing a further shaded seating area and adjacent to this is a covered area with a wealth of mature vines covering storage/potting station, oil tank and bin store and whilst following the paved pathway round provides access to the side entrance gate. To the side portion of the garden there is also a panelled glazed door which leads to the DOUBLE GARAGE fitted with power and lighting, further valuable storage space not only for two vehicles but general storage and can also be accessed via the up and over doors from the front drive.

## SELLER'S INSIGHTS

We moved into 19 Thornbury in 2004, having bought the house from new. Over the past 18 years, it is has been adapted into the perfect family home where we have raised our family in this lovely and quiet area. We sit in a very small development of 18 houses surrounded by green space and instant access to multiple pathways

for walking and cycling as well as excellent road links. There is a strong sense of community within Thornbury and Comberton more generally. Within Thornbury, half of the people who moved in with us 18 years ago still live here. We all know each other well and have a WhatsApp group to help each other out. In terms of Comberton, we have enjoyed and taken part in the myriad of activities including the annual pantomime, Christmas carols in the beautiful St Mary's Church and the village show in September, where there is strong competition for the baking prizes! We have always felt that our location gives us the perfect balance of feeling rural but being close to Cambridge. We have enjoyed many weekend cycle rides as a family on the pathways that take you safely into Granchester and Cambridge. We have also enjoyed the short cycle ride to Burwash Manor, it's restaurant and shops and the many special events that it holds throughout the year, like Apple Weekend or the traditional Christmas Fayre. The village pub has become a vibrant family hub, as it was taken over by local families to evolve to meet the needs of the village. Not only does it feel warm and friendly and serve lunches and coffee and cakes, but it also plays host to upscale specialist food wagons twice a week. We now have a superb Co-op and we are excitedly waiting for the imminent opening of a café/deli. Our daughters made their first friends at the outstanding Comberton Fun4 2's preschool then went to school/college in Cambridge and enjoyed the short journey either by car, on a bus or by bike.

Our home changed as our family grew. When we had very young children, the large family bathroom was a blessing and their large bedrooms contained copious toys, whilst our en-suite sunken bath was a site of sanctuary! The downstairs study was initially a perfect playroom, adjacent to the kitchen. As the children grew, their large bedrooms enabled many a sleepover, as both easily fit double beds. The study transformed first into a craft room, then a music room and homework hub before becoming the perfect

home office. The 2-minute commute has led to an enhanced wellbeing, as have the lunchtime walks along the Drift.


We occupy the largest plot in Thornbury and the garden wraps around the house with its multiple zones. The beautiful mature garden has been designed and built to ensure seasonal colour and to encourage a wide diversity of wildlife. In summer, the only sound that can be heard above the hum of bees on the extensive lavender beds, is the occasional Spitfire dancing above in the sky; it's the perfect spot for afternoon tea. In addition to the spacious patio that links directly with the kitchen/diner and main living room, we have a vine area to sit out and have a drink, an alpine garden and a swing seat to relax and read. Over the years, we have hosted many parties and family gatherings in the garden. Inside the house, our large kitchen/diner has been the venue of choice for our daughters' friends for cocktail parties. We are moving to the west country, to be closer to family and whilst we will be sad to leave the house and the area, we have forged strong memories and friendships that will endure beyond our move.

## AGENTS NOTE

There is a £580 per management annum charge.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	<b>57</b>	<b>75</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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 £985,000  
 Tenure – Freehold  
 Council Tax Band – G  
 Local Authority – South Cambridgeshire District Council

Approximate Gross Internal Area 1968 sq ft – 183 sq m  
 Ground Floor Area 873 sq ft – 81 sq m  
 First Floor Area 1095 sq ft – 102 sq m  
 Garage Area 301 sq ft – 28 sq m



PINK PLAN

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 as defined by RICS code of measuring practise. No guarantee is given on 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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Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk



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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.