



Offa Lea, Newton, CB22 7PW



## Offa Lea

Newton,  
CB22 7PW

A substantial, modern, detached single-storey home, occupying a delightful position within a most desirable and sought-after residential development. Located close to the heart of this highly regarded South-Cambridgeshire village. Attractive generous plot driveway/parking and double garage. This established modern signal storey-home provides versatile and well proportioned accommodation, ideally suited to a prospective buyer looking for excellent space and flexibility.

4 2 3

Guide Price £575,000





## LOCATION

Newton is a picturesque village located just a few miles southwest of Cambridge, offering a charming blend of rural tranquility and convenient accessibility. The village is surrounded by lush countryside, providing ample opportunities for outdoor activities such as walking and cycling. Nearby amenities include Days Bakery, a beloved local establishment known for its delicious pastries and friendly service, and The Queens Head, a pub renowned for its warm atmosphere and excellent food. The village hall hosts various community events and activities, fostering a strong sense of local community. Newton enjoys easy access to Cambridge via the A10, making it an ideal location for those who wish to enjoy the serenity of village life while still being within a short drive of the city's vibrant cultural, educational, and commercial hubs. Additionally, the village is well-served by public transport, ensuring seamless connectivity to surrounding areas and beyond.

## COVERED PORCH

with outside light, part glazed entrance door to:

## ENTRANCE LOBBY

with a pair of full height part glazed doors leading through to:

## RECEPTION HALL

with radiator, large built in storage/cloaks cupboard, trap door to roof space, feature recessed archway with glass shelving and further wooden shelving beneath and at wall height, archway to side leading through to the inner hall.

## SITTING ROOM

with a feature central stone fireplace with open grate and marble hearth, recess with fitted display and storage shelves, large sealed unit double glazed windows to front aspect, double radiator.

## KITCHEN/DINING ROOM

with feature central Aga, ceramic tiled splashbacks and base unit to side with ceramic tiling and cupboard and drawer below, integrated stainless steel one and a half bowl sink unit with mixer taps and cupboards below, further base units comprising worktops with cupboards and drawers below, fitted breakfast bar with radiator beneath and ceramic tiled above, cupboards and drawers below, upright shelved storage cupboard, upright larder unit, fitted wall storage cupboards, door to a large walk in shelved storage/airing cupboard which houses a hot water cylinder, door leading to utility room, large sealed unit double glazed windows to rear aspect overlooking the gardens, radiator to dining area, pair of glazed doors leading to:

## GARDEN ROOM

with double radiator, sealed unit double glazed windows to side and rear aspect with a delightful vista over the rear gardens, full height sealed unit double glazed windows and French door leading to paved terrace and rear gardens, part woodblock flooring, double radiator.

## UTILITY ROOM

with fitted worktop, space and plumbing for appliances beneath, space and plumbing for automatic washing machine, wall storage cupboards, coat hooks, full height glazed door to rear gardens, sliding door leading to the garage.

## INNER HALL

leading to:

## BEDROOM 1

with radiator, built in double wardrobes, further built in storage cupboard, large sealed unit double glazed windows to front aspect overlooking the front gardens.

## BEDROOM 2

with radiator, built in double wardrobes, large sealed unit double glazed windows to front aspect overlooking the front gardens.

## BEDROOM 3

with radiator, built in double wardrobes, large sealed unit double glazed windows overlooking the rear gardens.

## BEDROOM 4

with radiator, large sealed unit double glazed windows overlooking the rear gardens, built in wardrobe/storage cupboard housing water softener.

## BATHROOM

with white suite comprising; bath, pedestal wash hand basin, low level wc, part ceramic tiled walls, wall mirror with cabinet behind, radiator, sealed unit double glazed windows with frosted glass to rear aspect.

## SHOWER ROOM

with recessed tiled area with wall mounted shower unit, folding shower screen, vanity style unit with wash hand basin with mixer taps, tiled splashbacks, wall mirror above, low level wc, sealed unit double glazed window with frosted glass to rear aspect, radiator.

## OUTSIDE

To the front of the property there is a generous garden laid to lawn with shrubs and hedgerow to side, large tarmac parking area and driveway adjacent to which is the double garage with twin up and over doors. There is also a pebblestone area and stone paved pathway which leads to the front porch and entrance door. At the side there is a pathway and gated access which leads to the side courtyard area and rear gardens.

To the other side of the property, there is a further pebblestone pathway and gated access leading into a further pathway and rear garden. Immediately to the side of the property there is a paved courtyard style area with an oil storage tank and a paved terrace adjacent to which is a timber constructed summerhouse and a greenhouse. The delightful enclosed rear gardens, are a rather special feature, and are mainly laid to lawn with a great variety of mature shrubs, bushes and trees around. There is also a further paved terrace immediately adjacent to the property itself with a further pathway to the other side of the property and gated access.

## GARAGE

Up and over doors, one leading to main garage area with windows to side aspect, part boarded loft storage area, light and power, opening through to second garage area which also has a recess and boiler for central heating, up and over door to front.

## AGENTS NOTE

Solar Panels with a feed-in tariff which returns approximately £1,800.00 per annum.







Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>92</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>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Guide Price £575,000

Tenure - Freehold

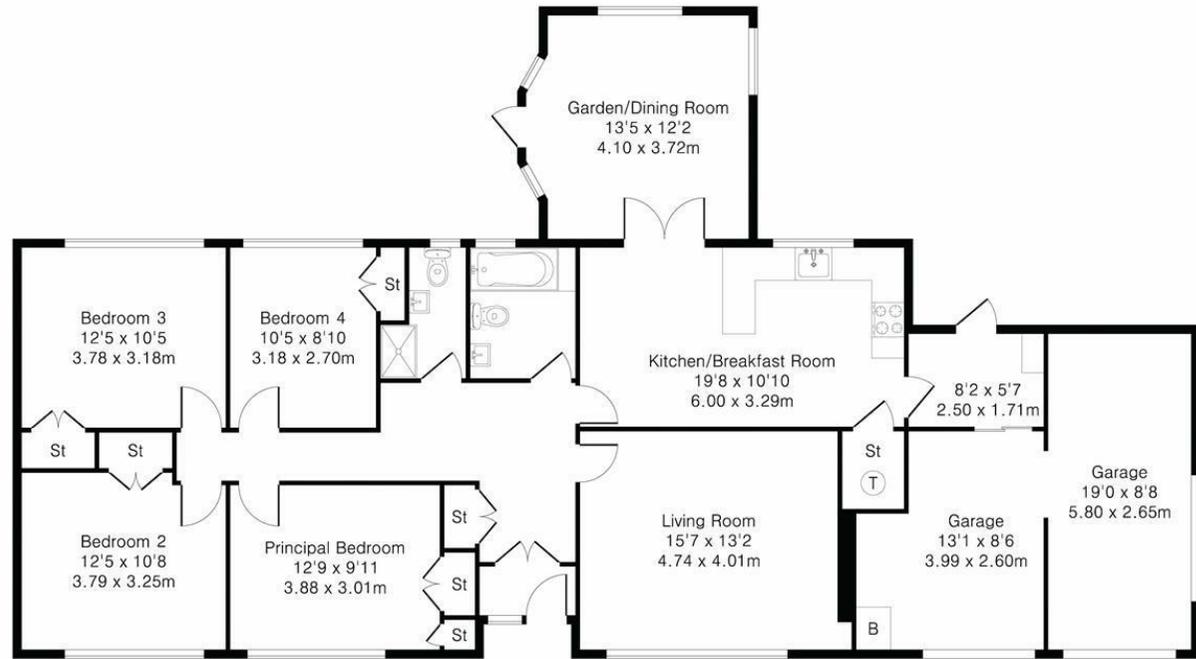
Council Tax Band - F

Local Authority - South Cambridgeshire

**Approximate Gross Internal Area 1484 sq ft - 138 sq m**

Ground Floor Area 1484 sq ft - 138 sq m

Garage Area 303 sq ft - 28 sq m



Ground Floor



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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**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.