



The Copse, Cambridge, CB5 8XU

CHEFFINS

The Copse

Cambridge,
CB5 8XU

A most impressive and substantial detached modern home, offering well-proportioned and versatile accommodation arranged over three floors. Highlights include a spacious open-plan kitchen, a luxurious principal bedroom suite, and a double garage. The property further benefits from solar panels, battery storage and an air source heat pump. Occupying a particularly desirable setting overlooking a wildflower meadow, the property forms part of this well-served, award-winning development by Hill Group.

5 4 2

Guide Price £1,000,000





LOCATION

The Copse is conveniently situated to the east of Cambridge, offering easy access to a range of local amenities, including nearby convenience stores, cafés and public houses. Marleigh Primary Academy and Fen Ditton Primary School are within easy reach, whilst the historic city centre provides an extensive choice of shopping, dining and leisure facilities. Cambridge North railway station is approximately 1.1 miles away, providing convenient rail connections, and the area is well suited to cycling, with routes into the city centre. Road users benefit from access to the A14, offering connections towards the M11 and the wider regional road network.

ENTRANCE HALL

Block paved pathway leading to front door into reception hallway. Staircase rising to the upper floors with painted handrail, newel posts and spindles. Ceiling with inset downlighters. Understairs storage cupboard. Double glazed frosted window to the front.

CLOAKROOM

Fitted with white Duravit suite comprising low level dual flush WC and wash hand basin with mixer tap. Tiled splashbacks. Underfloor heating. Ceiling with inset downlighters and extractor fan.

OPEN PLAN KITCHEN/DINING/SITTING ROOM

The kitchen is fitted with a generous range of storage cupboards and drawers to base and eye level, with stone working surfaces and matching upstands. Blanco one-and-a-half bowl sink unit with mixer tap. Fitted appliances include AEG electric fan oven, separate microwave combination oven, AEG induction hob with built-in extractor, integrated and concealed dishwasher and integrated and concealed fridge freezer. Additional fitted dresser-style cupboards and drawers with display shelving.

Ceiling with inset downlighters and extractor fan. Underfloor heating. Double glazed bi-fold doors to the rear leading out to the garden, together with double glazed window to the side.

UTILITY ROOM

Fitted with cupboards, stone working surfaces and matching upstands. Mixer tap, plumbing and space for automatic washing machine and space for tumble dryer. Ceiling with inset downlighters and extractor fan. Underfloor heating. Entrance door with double glazed and frosted pane.

FAMILY ROOM

Underfloor heating. Double glazed window to the front.

FIRST FLOOR**LANDING**

Spacious landing with staircase rising to the second floor, painted handrail, newel posts and spindles. Radiator. Double glazed window to the side.

LIVING ROOM

Dual aspect room with double glazed windows to the front and rear. Two radiators. Access to loft space.

BEDROOM ONE

Fitted with a range of inset downlighters. Radiator. Two double glazed windows to the front and side.

WALK-IN DRESSING ROOM

Fitted with a range of wardrobe cupboards with courtesy lighting, shelving and hanging rail.

EN SUITE SHOWER ROOM

Fitted with white Duravit suite comprising walk-in tiled shower cubicle with drencher shower head and separate hand-held shower, low level WC and vanity wash hand basin with mixer tap. Mirror-fronted cabinets. Tiled floor and part-tiled walls. Heated towel rail/radiator. Ceiling with inset downlighters and extractor fan.

BEDROOM TWO

Double glazed window to the side and radiator.

FAMILY BATHROOM

Fitted with white Duravit suite comprising panel bath with wall-mounted mixer shower unit above and glazed shower screen, low level WC and wash hand basin with mixer tap. Mirror-fronted cabinet. Ceiling with inset downlighters and extractor fan. Tiled floor and part-tiled walls. Heated towel rail/radiator.

SECOND FLOOR**LANDING**

Access to loft space. Radiator. Large storage cupboard.

BEDROOM THREE

Double glazed window to the front and radiator.

EN SUITE SHOWER ROOM

Fitted with white Duravit suite comprising walk-in shower cubicle

with shower head and hand-held shower, low level WC and wash hand basin with mixer tap. Part-tiled walls and tiled floor. Heated towel rail/radiator. Ceiling with inset downlighters and extractor fan.

BEDROOM FOUR

Radiator. Double glazed window to the rear.

BEDROOM FIVE

Radiator. Double glazed window to the rear.

BATHROOM

Fitted with white Duravit suite comprising panel bath with wall-mounted mixer shower above and glazed shower screen, together with wash hand basin with mixer tap. Part-tiled walls and tiled floor. Heated towel rail/radiator. Ceiling with inset downlighters and extractor fan.

OUTSIDE**FRONT GARDEN**

Flowering and shrub beds. Double-width block paved driveway to the side leading to:

DOUBLE GARAGE

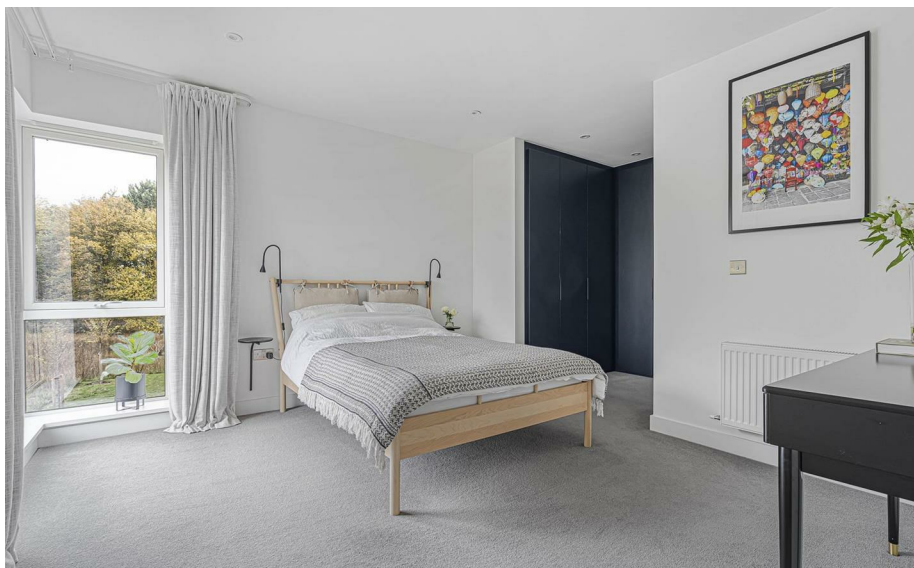
Up-and-over door to the front, power and lighting connected, with personal door providing access through to the garden. EV charger.

REAR GARDEN

Enclosed by close-boarded timber fencing, with lawned area, large paved patio and pergola. Well-stocked and shaped flowering and shrub borders, together with gravelled seating area. Air source heat pump. Outside tap and power. Paved area and gated access.

AGENTS NOTE

This property comes with the benefit of solar panels, air source heat pump and battery storage. There is an annual a management service charge payable by all residents for the upkeep of the development's communal areas, for April 2026 to March 2027 this is £356.60.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £1,000,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - South Cambridgeshire District Council





Approximate Gross Internal Area 2241 sq ft - 208 sq m
(Excluding Garage)

Ground Floor Area 755 sq ft - 70 sq m

First Floor Area 913 sq ft - 85 sq m

Second Floor Area 573 sq ft - 53 sq m

Garage Area 343 sq ft - 32 sq m



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.



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