



Field Road, Kingston, CB23 2NQ

**CHEFFINS**

## Field Road

Kingston,  
CB23 2NQ

A most impressive detached country residence, with versatile accommodation over two floors, extending to about 2,142 ft.<sup>2</sup>. The White House has been sympathetically refurbished and extended and provides three reception rooms, open plan kitchen/dining room, as well as five bedrooms, a family bathroom and two ensuites. Occupying a picturesque location towards the end of this village lane with enclosed gardens so conveniently placed for access to major road and rail links.

5 3 4

**Guide Price £800,000**





## LOCATION

The White House occupies an idyllic and tranquil position in an attractive narrow lane which leads to a farm and is located just off the village green, close to the heart of this highly sought after and picturesque village which is conveniently located just 8 miles south west of the university City of Cambridge. The village is so well placed for access to schools including Comberton Village College which is just 2 miles distant. The village is also conveniently placed for commuters requiring access to main line stations and major road links.

**FROSTED DOUBLE GLAZED ENTRANCE DOOR** leading into:

**ENTRANCE HALL**

ceiling with inset downlighters, double panelled radiator, double glazed frosted window.

**LIVING ROOM**

with feature fireplace, cast iron logburning stove, brick hearth, double panelled radiators, double glazed sash window to the side.

**INNER HALL**

staircase rising to the first floor with painted handrails, newel post and spindles with understairs storage cupboard with coat hooks, tall ceilings with downlighters, double panelled radiator, double glazed sash window to the front.

**CLOAKROOM**

fitted with white suite comprising low level w.c., heated towel rail/radiator, wash hand basin with mixer tap, tiling to splashbacks, storage cupboard below, ceiling with inset downlighters, extractor fan, double glazed and frosted window to the side.

**SITTING ROOM**

double panelled radiator, sash window to the front.

**FAMILY ROOM**

double panelled radiator, double glazed window to the rear.

**KITCHEN/DINING ROOM**

Kitchen is fitted with an extensive range of storage cupboards and drawers with stone working surfaces with matching upstands, undermount butler sink unit with mixer tap, grooved drainer, fitted Bosch electric double oven and 4 ring Smeg induction hob with stone splashback and extractor hood above, fitted and concealed Smeg dishwasher, breakfast

bar, ceiling with inset downlighters, architectural radiators, a pair of double glazed doors to the rear and double glazed window to the rear.

**UTILITY ROOM/PLANT ROOM**

stone working surfaces with matching upstands and undermount stainless steel sink unit with mixer tap, plumbing and space for automatic washing machine and space for tumble dryer, Vaillant hot water cylinders, air source heat pump controls, computer network point, ceiling with inset downlighters, extractor fan, double glazed window to the rear.

**ON THE FIRST FLOOR**

**LANDING**

ceiling with inset downlighters.

**BEDROOM 1**

double panelled radiator, double glazed sash windows to the front and side, fitted wardrobe cupboard with hanging rail.

**ENSUITE SHOWER ROOM**

tiled shower cubicle, drencher shower head, handheld rose, glazed shower screen, wash hand basin with storage cupboard below, mixer tap, tiling to splashback, ceiling with inset downlighters, extractor fan, heated towel rail/radiator.

**BEDROOM 2**

ceiling with inset downlighters, double panelled radiator, double glazed window to the rear.

**ENSUITE SHOWER ROOM**

tiled shower cubicle with glazed sliding door, drencher shower head, hand held rose, wash hand basin with mixer tap, tiling to splashback, storage cupboard below, heated towel rail/radiator, extractor fan, ceiling with inset downlighters, double glazed and frosted window to the rear.

**BEDROOM 3**

double panelled radiator, double glazed sash window to the rear.

**BEDROOM 4**

ceiling with inset downlighters, double panelled radiator, double glazed window to the rear.

**BEDROOM 5**

access to loft space, fitted wardrobe cupboard, double panelled radiator, double glazed sash window to the front.

**FAMILY BATHROOM**

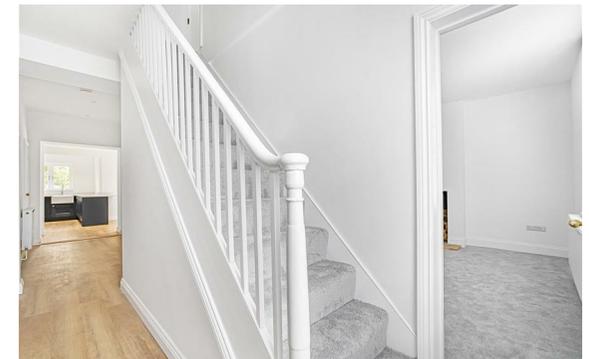
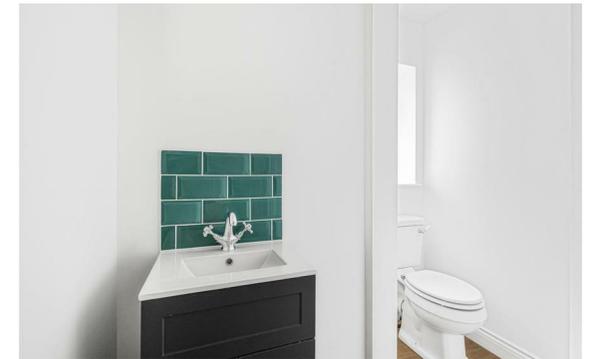
fitted with a white three piece suite comprising panelled bath with mixer tap, pop-up waste and shower unit above with drencher shower head and hand held rose and glazed shower screen, wash hand basin with mixer tap, tiling to splashbacks, double storage cupboard below, low level w.c., heated towel rail/radiator, extensive wall tiling, extractor fan, ceiling with inset downlighters, double glazed and frosted window to the rear.

**OUTSIDE**

Gravelled garden to the front, gated access with pathway leading to front door. Gravelled vehicular access to the side with hardstanding parking.

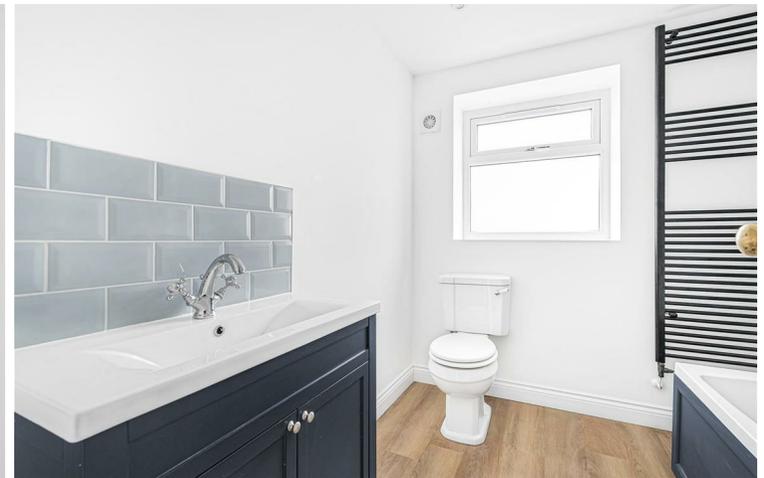
Rear garden enclosed by fencing with paved patio area with Vaillant air source heat pump, mature trees.

Images of the garden have been edited to show what the property will look like upon completion.





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>		79	87
(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		



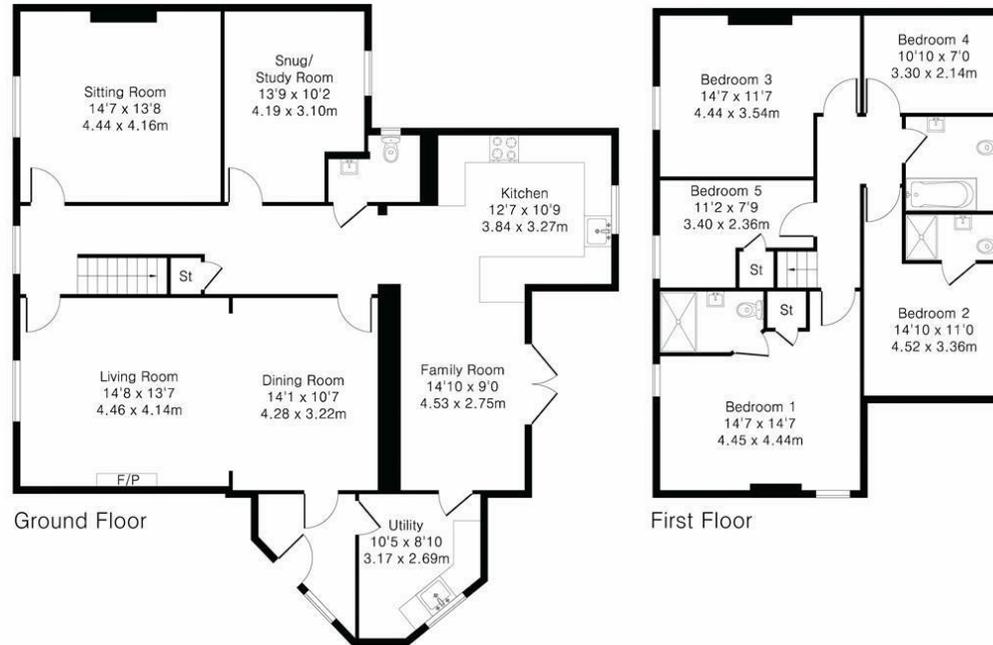
Guide Price £800,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - South Cambridgeshire



## Approximate Gross Internal Area 2142 sq ft - 199 sq m

Ground Floor Area 1358 sq ft – 126 sq m

First Floor Area 784 sq ft – 73 sq m



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.



**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.

