



Springhill Lodge, Weston Colville, CB21 5PA

CHEFFINS

Springhill Lodge,

Weston Colville,
CB21 5PA

- Substantial Detached Family Home
- Five Bedrooms
- Three Reception Rooms
- Principal Bedroom Suite In Seperate Wing
- Three Bathrooms
- Extensive & Mature Plot
- Double Cart Lodge
- One Bedroom Annexe
- Total Plot Extending To Approx. 0.71 Acres

A substantial detached family residence, which has been cleverly extended and significantly improved by the current owners, offering highly versatile and well-proportioned accommodation throughout. The property sits within a generous plot of approximately 0.71 of an acre and benefits from a unique and sizeable detached single-storey annexe, ideal for multi-generational living. All of this is set within a quaint and well-positioned village, offering ease of access to a range of local amenities.

5 3 3



Guide Price £975,000



LOCATION

The property is located on Brinkley Road, a peaceful and scenic country road regarded as one of the most desirable settings within the village of Weston Colville. This charming and historic village, nestled amidst the gently undulating countryside of South Cambridgeshire, offers a quintessential rural lifestyle while maintaining excellent connectivity to Cambridge and surrounding towns. Weston Colville itself is a close-knit and friendly village with a strong sense of community. It features a recently renovated and well-used village hall that hosts a variety of events, classes, and gatherings, a large recreation ground with a children's play area, and a cricket pitch that's home to a popular local team. The village is crisscrossed by a network of picturesque footpaths and bridleways, offering miles of walking and riding opportunities through beautiful countryside and open farmland, ideal for nature lovers and outdoor enthusiasts. Essential amenities can be found in the neighbouring villages of Balsham and Burrough Green, including a primary school, pub, church, and convenience store. More comprehensive facilities are available in the historic market town of Newmarket, just a short drive away, known for its wide array of shops, restaurants, racing heritage, and cultural events. The nearby village of Linton also offers a Co-op, medical centre, cafes, and access to the highly regarded Linton Village College. For commuters, the location offers excellent road links via the A11, connecting swiftly to the A14 and M11, making travel to Cambridge, Stansted Airport, and London straightforward. Rail connections are available from nearby Dullingham and Whittlesford Parkway stations, with direct services to Cambridge and London Liverpool Street or King's Cross. Families are particularly well-catered for, with a choice of excellent local schooling options including the Ofsted-rated 'Good' Linton Village College and several well-regarded independent schools in Cambridge such as The Perse, St Mary's, and The Leys. In all, Brinkley Road offers the rare opportunity to enjoy the peace and space of countryside living without compromising on accessibility, community, or amenities—making it a perfect location for families, professionals, and those seeking a more relaxed pace of life.

OAK FRAMED STORM PORCH

with panelled glazed entrance door with side double glazing panel leading into:

ENTRANCE HALL

with inset footwell, engineered oak flooring, radiator, stairs rising to first floor accommodation, inset LED downlighters, panelled timber doors leading into respective rooms.

CLOAKROOM

comprising of two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, engineered oak flooring, cupboard housing fuse board, radiator, inset downlighters, double glazed window to side aspect.

SITTING ROOM

with coved ceiling, woodburning stove with painted surround and stone hearth and mantel, radiators, inset downlighters, double glazed windows to both side and rear aspect, set of double glazed French doors leading out onto patio.

DINING ROOM

with engineered oak flooring, fitted shelving in recess of chimney breast, radiator, inset downlighter, recessed fitted display shelving, double glazed bay window overlooking garden, Crittall set of French doors leading out onto Sun Room and panelled glazed door leading into:

KITCHEN

comprises a collection of base mounted storage cupboards and drawers fitted with a soft closing feature, composite work surface, inset dual butler style sink with hot and cold mixer tap, drainer to side, Smeg Range double oven and grill cooker with six gas burner and warming plate adjacent, extractor fan, traditional style hood, integrated and concealed dishwasher, space for fridge/freezer, kitchen island with further storage cupboards and drawers, inset LED downlighters, stone upstands, double glazed windows to front aspect and opening into Breakfast Area with engineered oak flooring, radiator, panelled glazed French doors leading out onto patio and panelled glazed door leading into:

SUN ROOM

with wood effect flooring, panelled glazed doors and windows providing expansive views over the garden. Panelled glazed door leading through into:

UTILITY ROOM

comprising a collection of both wall and base mounted storage cupboards with timber work surface with inset porcelain sink with hot and cold mixer tap, drainer to side, space and plumbing for washer and tumble dryer, engineered oak flooring, full height built-in storage cupboard housing base mounted oil fired boiler with pressurised hot water cylinder and expansion chamber providing hot water and heating for the property, LED downlighters, double glazed window out onto front aspect, panelled glazed door leading through into:

INNER LOBBY

with loft access, stairs rising to first floor accommodation over the cart lodge, panelled glazed doors leading out to both garden and driveway, panelled door leading through into:

FAMILY ROOM

with understairs storage cupboard, radiator, inset LED downlighters, double glazed French doors with side windows leading out onto patio.

ON THE FIRST FLOOR

Accommodation over the cart lodge.

LANDING

with Velux skylight to side aspect, radiator, panelled doors leading to respective rooms.

BEDROOM 1

with part vaulted ceiling, recesses in the eaves to provide storage space, fitted wardrobes with railings and shelving, radiator, inset LED downlighters, double glazed Velux skylights with fitted blinds out onto side aspect, double glazed windows to front aspect.

FAMILY BATHROOM

comprising of a four piece suite with tiled bath with hot and cold mixer tap, tiled surround, shower cubicle with wall mounted shower head and accessed via a glazed shower door, tiled surround, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, heated towel rail, wood effect flooring, inset LED downlighters, shaver point, radiator, extractor fan, double glazed window overlooking garden.

ON THE FIRST FLOOR

of main house.

LANDING

with two loft accesses, radiator, double glazed window to front aspect with panelled doors leading into respective rooms.

BEDROOM 2

with built-in full height storage cupboard with shelving, radiator, double glazed windows to both rear and side aspect, door leading through into:

DRESSING ROOM

with radiator, double glazed window overlooking garden.

BEDROOM 3

with an extensive range of built-in wardrobes fitted with railings and shelving, radiator, double glazed windows to front and rear aspect with views over garden.

BEDROOM 4

with radiator, double glazed window to front aspect.

BEDROOM 5

with radiator, double glazed window to front aspect.

FAMILY BATHROOM 1

with tiled combined bath and shower with hot and cold mixer bath tap, wall mounted shower head attachment, shower screen rail, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap with tiled splashback, heated towel rail, tiled flooring, wall mounted storage cupboard inset LED downlighters, double glazed window to side aspect.

FAMILY SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall mounted shower

head accessed via a glazed door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, tiled upstand, wall mounted mirror cupboard, tiled flooring, heated towel

OUTSIDE

To the front the property is approached off Brinkley Road via a dropped tarmac kerb leading onto an expansive gravelled driveway with enough parking for several vehicles and this leads onto the two open car port spaces. The front driveway is bordered by a well stocked and manicured bedding full of mature shrubs and flowering plants with picket fencing in front of the Calor propane gas tank providing the heating for the bungalow as well as a covered area for the oil tank providing fuel source for the main house.


To the rear of the property is an extensive garden with the whole plot extending to just approximately 0.71 of an acre. The rear garden itself is principally laid to lawn with an extensive paved patio which covers the full width of the house with the largest part accessed off the kitchen/dining room and provides an excellent space to both relax and entertain, outside tap, wall mounted lighting. The patio is bordered by manicured bedding full of a number of mature shrubs and flowering plants and some box hedging, steps down to two separate parts leads onto a gravelled pathway which follows the entire patio and garden round and in turn then leads onto main lawned area. On one side of the property is a further lawned area with the timber clad part of the property being bordered by some further well stocked bedding and separates the house from a large timber storage shed with adjoining lean-to and behind this are some raised beds. The boundaries of the garden are physically defined by hedging and fencing to one side with views over the adjacent woodland. There is also a small orchard with some now established apple and pear trees. The rear boundary is defined by an established hedgerow with a handful of mature trees dotted throughout this boundary. The gravelled pathway extends round and down into the separate bungalow on one side which is an ancillary dwelling to the main building and is accessed via timber steps to the front entrance door and benefits from front garden principally laid to lawn with tree planted and the garden of the annexe is bordered and separated via hornbeam hedging and a walnut tree. The rear garden is principally laid to lawn with a storage shed adjacent, paved patio area led directly off the rear part of the property specifically the sitting room and there are a few mature shrubs dotted around. Further lawned area to one side of the detached bungalow with a slope down leading to a gravelled pathway which follows the bungalow around. Further beech hedging creating a border between the front drive and rear garden and a timber access gate allows users to come to the front.

AGENT'S NOTE

The vendor of this property is associated with an employee of Cheffins.

There are two titles associated with this property transaction.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £975,000
 Tenure – Freehold
 Council Tax Band – F
 Local Authority – South Cambridgeshire

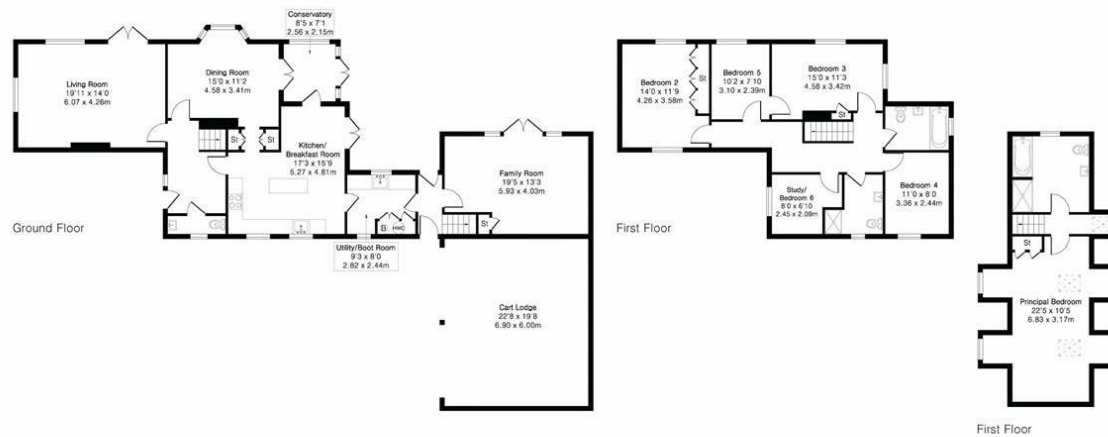




Approximate Gross Internal Area 2534 sq ft - 235 sq m

Ground Floor Area 1264 sq ft - 117 sq m

First Floor Area 1270 sq ft - 118 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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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

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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