St. Johns Street, Duxford, CB22 4RA

CHEFFINS

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Duxford,
CB22 4RA

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Guide Price £595,000

A rather stylish and attractive double-fronted, detached period home, which has been sympathetically improved and extended in more recent times, and provides well-proportioned and versatile living accommodation, incorporating many features of quality and character, together with a delightful and generous part-walled garden.

LOCATION

The property occupies a prominent and quite delightful position, close to the heart of this highly sought-after south Cambridge village with it's own excellent range of local amenities, many of which are within easy walking distance of the property itself. The village is also conveniently located for the commuter, just one mile from the M11 motorway access point at junction 10, and there is also a mainline station in the neighbouring village of Whittlesford. The University City of Cambridge is about 10 miles distant and the market town of Saffron Walden is about 8 miles to the south.

CANOPY PORCH
and front entrance door to:

ENTRANCE LOBBY
with feature brick flooring, staircase leading up to first floor, door to:

LIVING ROOM
with a feature cast iron fireplace with tiled inserts to either side and a timber sides and timber mantel over, engineered wood flooring, radiator, sealed unit double glazed windows to front aspect and fitted folding wooden shutters, fitted cupboard housing fuse box, further double radiator, and a pair of sealed unit double glazed doors leading to paved rear terrace and gardens.

DINING ROOM
with feature and attractive Inglenook style fireplace with woodburning stove set on a raised stone tiled hearth, radiator, sealed unit double glazed windows to front aspect with folding wooden shutters, solid wood flooring, and a large built-in storage cupboard understairs, opening to:

KITCHEN
refitted with range of attractive high quality units incorporating an inset butler style sink with mixer taps above, cupboards below, integrated Bosch dishwasher, and fitted worktop to side with space and plumbing beneath for washing machine, integrated oven and 4 point Bosch induction hob set above with concealed extractor cooker hood, range of fitted base units comprising granite style work surfaces with cupboards and drawers below, and range of wall storage cupboards and glass fronted cabinets, fitted corner cupboard which also houses a Gloworm boiler, further fitted base units comprising granite style worktops with cupboards beneath and further fitted worktop with radiator underneath, natural wood style flooring, integrated refrigerator and freezer, windows to rear aspect overlooking the paved terrace and rear gardens and a part glazed door with sealed unit double glazed windows leading to the paved terrace and gardens.

ON THE FIRST FLOOR

LANDING
with high semi-vaulted ceiling and sealed unit double glazed Velux window, large trap door to roof space.

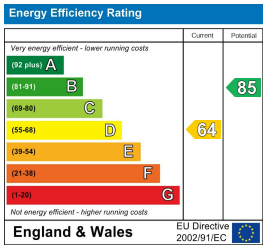
BEDROOM 1
with radiator, sealed unit double glazed windows with wooden shutters.

BEDROOM 2
with radiator, sealed unit double glazed windows to front aspect with wooden shutters, deep built-in wardrobe/storage cupboard, further fitted double wardrobes.

BEDROOM 3
with radiator, sealed unit double glazed windows to front and rear aspect with wonderful views over the paved rear terrace and gardens, recess with fitted shelving.

BATHROOM
luxuriously appointed, feature high semi-vaulted ceiling, and refitted with freestanding bath set on ball and claw feet with mixer taps to side and shower attachment, wash hand basin, large walk-in tiled shower cubicle with fixed head shower unit and also a handheld shower, low level w.c., large built-in shelved storage cupboard, radiator/towel rail, Fired Earth tiled flooring with underfloor heating, sealed unit double glazed windows to side aspect with frosted glass and sealed unit double glazed windows to rear overlooking the gardens and terrace.

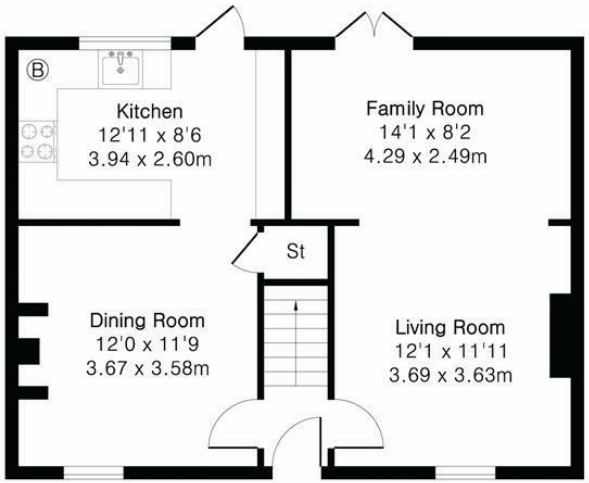
OUTSIDE
The delightful and generous mature rear gardens are a rather special feature and enjoy a high degree of privacy and seclusion and are mainly laid to lawn with a great variety of mature shrubs, bushes, trees and very well stocked borders around. At the far end of the garden there is a part walled garden area with timber garden storage shed, also a small summerhouse set on a paved area and two raised vegetable beds. The garden is mostly walled and there is also a large paved terrace immediately adjacent to the property itself with external lighting and an outside tap.



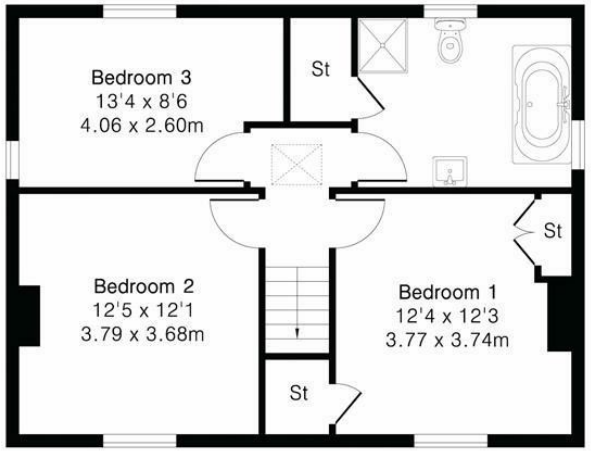
Approximate Gross Internal Area 1166 sq ft - 108 sq m

Ground Floor Area 583 sq ft – 54 sq m

First Floor Area 583 sq ft – 54 sq m



Ground Floor



First Floor

Guide Price £595,000

Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire

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.

RICS Certified Property Measurer

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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.

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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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