



Chapel Road, Weston Colville, CB21 5NX

**CHEFFINS**



## Chapel Road

Weston Colville,  
CB21 5NX

Enchanting, sympathetically improved and extended semi-detached Grade II listed period country cottage of considerable charm and character, together with extensive driveway/parking and a detached, double garage. Occupying a delightful position in a picturesque, small, rural village located between Cambridge and Newmarket.

### LOCATION

The cottage is delightfully located in a tranquil and picturesque position close to the heart of this small, rural South Cambridgeshire village which is surrounded by farmland and countryside yet is conveniently located just 12 miles from the university city of Cambridge and 7 miles from the historic horseracing town of Newmarket. Schooling is available at the highly rated Balsham Primary (3 miles) and Linton Village College (6 miles). For the commuter there are main line stations at Whittlesford and Audrey End with the A14, A11 and M11 trunk routes only a few miles away. Stansted airport is also within easy reach close to Junction 8 on the M11 Motorway.

3 2 2

Guide Price £415,000







To the rear of the property there is covered entrance porch with entrance door which leads through to:

## PRINCIPAL RECEPTION ROOM

A wonderful and atmospheric main sitting room with a feature open Inglenook fireplace with brick chimney breast and raised brick hearth, wealth of exposed ceiling timbers, double radiator, secondary double glazed windows overlooking the paved courtyard style garden, a pair of full height glazed French doors leading to paved terrace and garden, opening and step down to:

## LIVING/DINING ROOM

with a feature central brick fireplace with a cast iron fire, wealth of exposed beams and timbers, fitted shelved storage cupboards, exposed brick flooring, two radiators, secondary double glazed small paned windows to front aspect and staircase leading off to first floor, door to:

## KITCHEN

with a range of fitted units comprising inset stainless steel single drainer one and a half bowl sink unit and mixer taps, cupboards below, fitted base units comprising work surfaces with cupboards and drawers below, wall storage cupboard and glass fronted display cabinets, attractive part ceramic tiled walls, high feature vaulted ceiling with exposed ceiling timbers, secondary double glazed windows to side and front aspect, double radiator, door to:

## REAR LOBBY

with built-in cupboard which houses an oil fired boiler and sealed unit double glazed windows to rear aspect and door to:

## BATHROOM

with a white suite comprising bath with separate wall mounted shower unit above, ceramic tiled walls around, large vanity style unit with inset wash hand basin and cupboards below, worktop to side with further cupboard below, low level w.c., radiator, electric shaver socket and sealed unit double glazed windows to side aspect.

## ON THE FIRST FLOOR

## LANDING/STUDY AREA

with exposed brick chimney breast, exposed timbers, secondary double glazed windows to front aspect, range of fitted storage cupboards, feature high vaulted ceiling with wealth of exposed timbers.

## BEDROOM 2

with radiator, high vaulted ceiling with wealth of exposed timbers, recess with fitted storage cupboards, secondary double glazed windows to front aspect.

## STEPS UP FROM LANDING/STUDY AREA

to:

## REAR LANDING

with double radiator.

## BEDROOM 3

with glazed Velux window to side aspect, radiator.

## DOOR OFF REAR LANDING

to:

## BEDROOM 1

with radiator, secondary double glazed windows to side aspect, glazed Velux window, recess with range of fitted wardrobes with built-in eaves storage area, door to:

## SHOWER ROOM

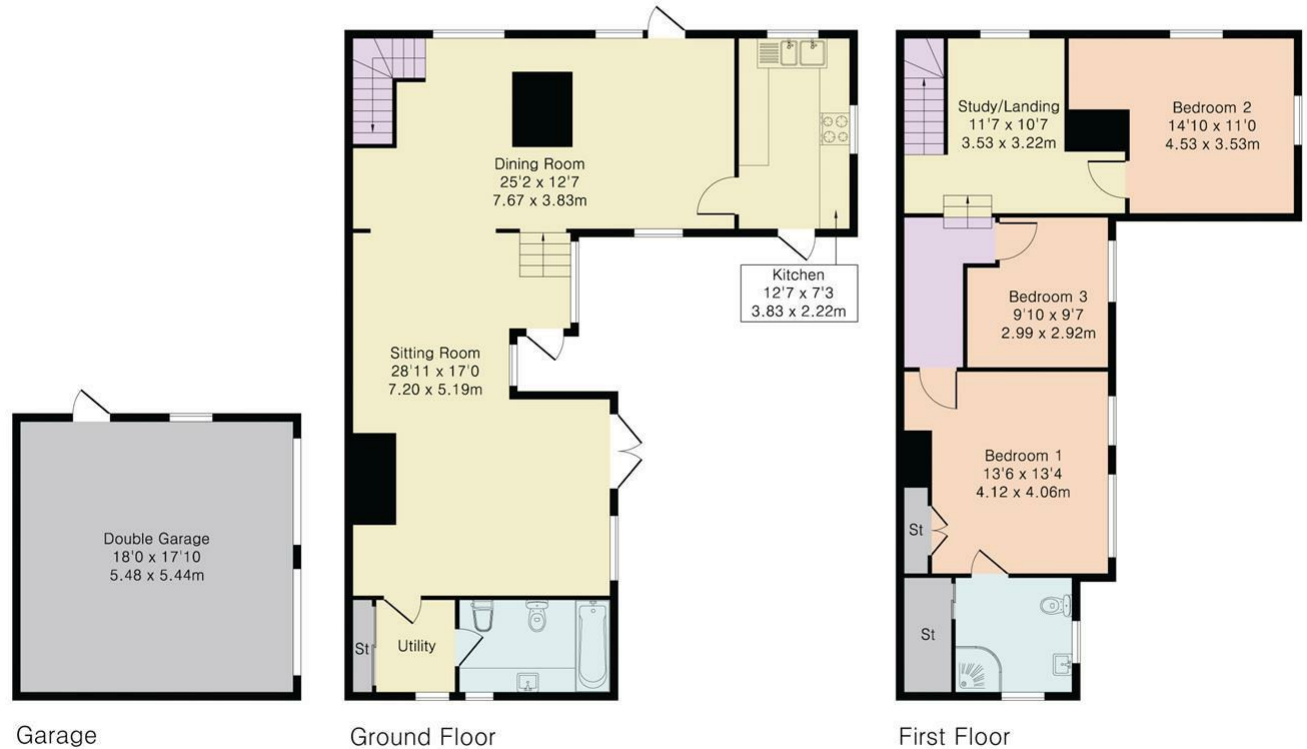
with tiled shower cubicle, wall mounted shower unit, glazed shower doors, pedestal wash hand basin with tiled splashback, low level w.c., radiator, double glazed Velux window to side aspect, sealed unit double glazed window to rear aspect, door to large built-in airing cupboard with lagged hot water cylinder, door to roof space.

## OUTSIDE

To the front of the cottage there is a generous garden area laid to lawn with shrubs, and borders to side and to the side of the cottage there is a gated access leading to a large paved courtyard style part walled garden with storage unit and wrought iron gate leading to a further garden area and ditch with mature shrubs. There is also a large pebblestone driveway with off-street parking which in turn leads to a DETACHED DOUBLE GARAGE with two up and over doors, recess area to side with oil storage tank and door to side from garage leading to the paved courtyard style garden area.



Approximate Gross Internal Area 1906 sq ft – 177 sq m  
 Ground Floor Area 883 sq ft – 82 sq m  
 First Floor Area 702 sq ft – 65 sq m  
 Garage Area 321 sq ft – 30 sq m



Guide Price £415,000

Tenure – Freehold

Council Tax Band – E

Local Authority – South Cambridgeshire

**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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