



The Old Post Office, High Street, Longstowe, CB23 2UN

CHEFFINS

High Street

Longstowe,
CB23 2UN

The Old Post Office is an impressive and substantial detached residence; originally constructed in 1824, but has been sympathetically improved and enlarged in more recent times and provides exceptionally well proportioned and versatile living accommodation which is likely to be attractive to prospective buyers looking for such outstanding space and flexibility. The property also has the benefit of the most delightful mature gardens which are bordered on three sides by farmland and enjoy tranquility, privacy and seclusion, together with breathtaking, spectacular view over rolling fields and beautiful countryside and is serviced by nearby Royston and St Neots mainline stations. There is also an extensive driveway/parking area and detached double garage, in all the plot extends to approximately one acre.

4 3 3

Guide Price £1,000,000





LOCATION

The property occupies an idyllic and rather special semi-rural position towards the edge of this most desirable and sought after village with its own fine church, inn, post office, and Longstowe Hall which is a historic country estate used nowadays for weddings and has open gardens. The village is also conveniently placed for access to major commuter links including the A1198 which proves access to Royston to the south and St. Neots to the north west, which both have main line stations with good commuter links. The university City of Cambridge is about twelve miles and the larger village of Bourn which provides more extensive amenities is just two mile away and the village is in the catchment for Comberton Village College.

SEALED UNIT DOUBLE GLAZED FRONT ENTRANCE DOOR
to:**RECEPTION HALL**

with staircase off to first floor, natural wood style flooring, double radiator, opening through to:

INNER HALL

with extensive fitted bookshelves and step up to rear hall with natural wood style flooring, recess with display shelving, radiator, a pair of full height glazed doors leading to:

PRINCIPAL RECEPTION ROOM

A wonderful light and atmospheric triple aspect living room with a feature central stone fireplace with marble hearth and inset firegrate with glazed door, natural oak flooring, feature display shelves, three radiators, attractive bay window to side aspect with deep shelf and sliding double glazed sash windows, full height sealed unit double glazed windows to rear aspect and a full height sliding double glazed patio doors leading to paved terrace and providing breathtaking views over the rear gardens beyond.

OFF THE REAR HALL

there is a door leading to:

SHOWER ROOM/CLOAKROOM

with walk-in tiled shower cubicle with glazed doors and wall mounted shower unit, low level w.c., wash hand basin with mixer tap, tiled splashbacks, wall mirror, cupboards below, ceramic tiled flooring, wall mounted radiator/towel rail.

FAMILY/MUSIC ROOM

with double radiator, natural oak flooring, sealed unit double glazed windows to side and rear aspect, door to:

DINING ROOM

with natural oak flooring, double radiator, sealed unit double glazed windows to front and side aspect.

KITCHEN/BREAKFAST ROOM

with a range of stylish and attractive units incorporating an inset sink unit with mixer taps and cupboards below, further base units comprising work surfaces with cupboards and drawers beneath, integrated Neff dishwasher, integrated Neff oven and grill and two point Neff induction hob with a two point Neff gas hob to side and stainless steel cooker hood above with splashbacks beneath, further base units comprising worktops with cupboards below and full height shelved cupboards to either side and wall storage cupboards, space for upright fridge/freezer, Amtico flooring, contemporary style wall mounted radiator, sealed unit double glazed windows to front and side aspect full height sealed unit double glazed door leading to rear terrace with a feature covered verandah area with three sealed unit double glazed Velux windows and views over the gardens to side and farmland adjacent.

UTILITY ROOM

with inset single drainer sink unit with mixer taps and cupboards below, worktop to side with space beneath for appliances, full height shelved broom/storage cupboard, range of wall storage cupboards, Amtico flooring, radiator, sealed unit double glazed door to covered verandah and side garden.

REAR RECEPTION HALL

off the main hall and has a large built-in cloak/storage cupboard, ceramic tiled floor, full height sealed unit double glazed windows and full height double glazed door leading to the courtyard style driveway and outside.

ON THE FIRST FLOOR**LANDING**

with trap door and loft ladder leading to roof space, step up to rear landing with built-in shelved storage cupboards and a built-in cupboard housing a Megaflow hot water cylinder. Door to:

PRINCIPAL BEDROOM

with two radiators, natural wood style flooring, sealed unit double glazed windows to side and rear aspect with glorious panoramic views over the rear gardens and farmland adjacent, two fitted double wardrobes, dressing table and chest of drawers, door to:

ENSUITE BATHROOM

with a suite comprising bath with shower attachment, ceramic tiled walls around, vanity style unit with wash hand basin, mixer taps, cupboards below, ceramic tiled walls, wall mirror above, low level w.c., walk-in shower with wall mounted shower unit and folding glazed doors, heated towel rail and sealed unit double glazed window to side aspect with frosted glass.

BEDROOM 2

with radiator, natural wood style flooring, sealed unit double glazed windows to front aspect.

BEDROOM 3

with radiator, natural wood style flooring, sealed unit double glazed windows to side and rear aspect with glorious views over the rear gardens and farmland beyond.

BEDROOM 4

with radiator, sealed unit double glazed windows to front and side aspect with views towards farmland and farm buildings.

SHOWER ROOM

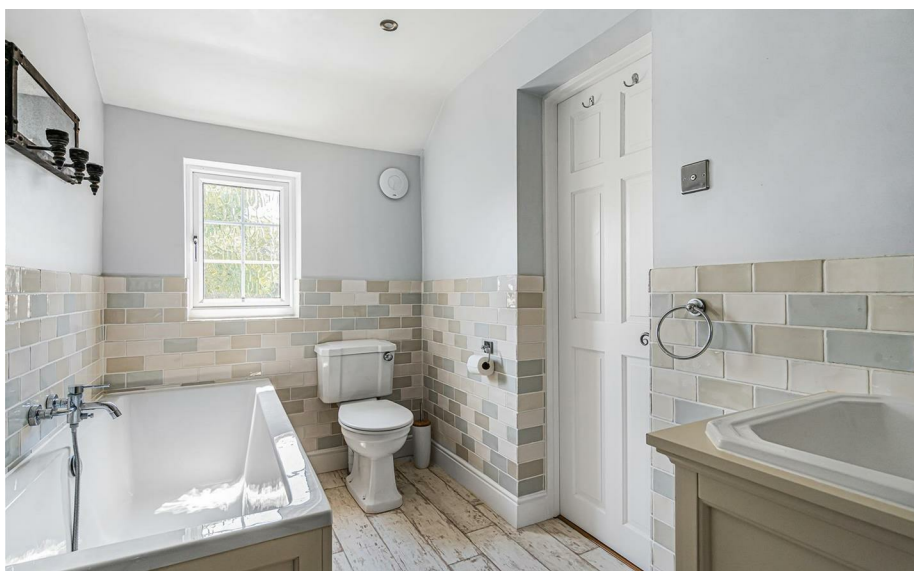
with a large walk-in shower area with glazed folding door, large pedestal wash hand basin with tiled splashbacks and walls around, low level w.c., electric shaver socket, wall mounted radiator/towel rail, sealed unit double glazed windows to front aspect.

OUTSIDE

To the front of the property there is a courtyard style pebblestone area and low level hedge with a pair of gates leading into the side gardens and a tarmacadam driveway to side leading to an extensive parking area adjacent to which is a DETACHED DOUBLE GARAGE with two up and over doors, lean-to storage area to side and gated access leading to the rear garden. To the rear of the garage there is also a garden storage building. To the other side of the house there is a most attractive garden area laid to lawn with a great variety of shrubs, well stocked borders and hedgerow around, small raised vegetable area and timber summerhouse.

Immediately adjacent to the property itself there is a delightful paved terrace partly covered with a high vaulted verandah above with three sealed unit double glazed Velux windows, external lighting and a pair of gates provide access to the main gardens which are located at the rear of the property.

Immediately adjacent to the rear of the house there is a secluded and generous paved terrace with low brick walling to side and this in turn leads to the rear gardens. The beautiful and generous mature rear gardens are a very special feature indeed and are principally laid to lawn with very well stocked borders, rose beds, shrubs around. The gardens are in various sections but are mostly laid to lawn with some areas that have been allowed to retain their more natural state and spring bulbs. There are a great number of fruit trees, a greenhouse, areas to enjoy the special setting and tranquillity with farmland on all sides visible through gaps in the hedgerow and trees. In all the plot extends to approximately one acre.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		56
(39-54) E	39	
(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





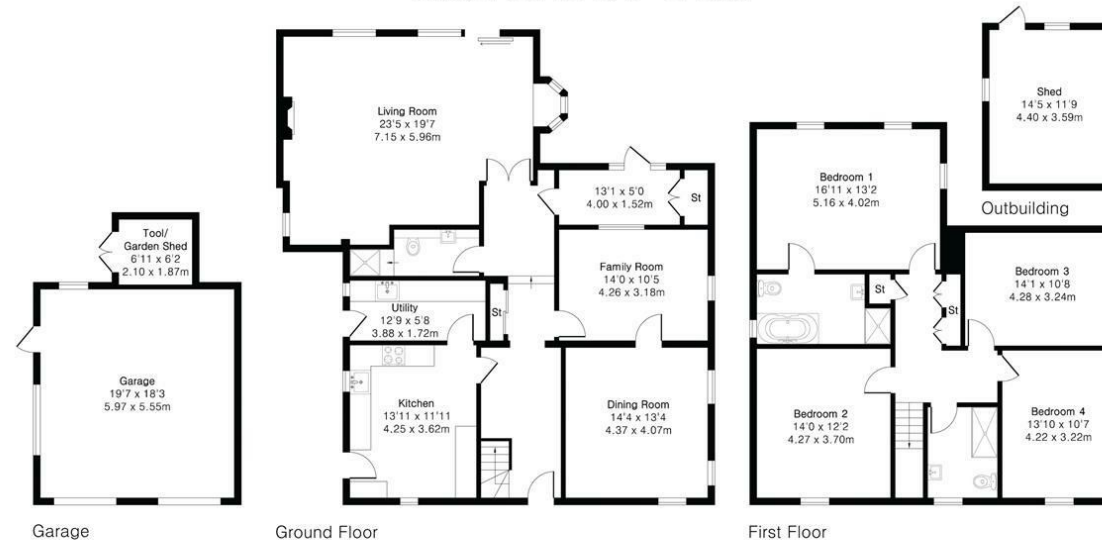
**Approximate Gross Internal Area 2381 sq ft - 221 sq m
(Excluding Outbuilding & Garage)**

Ground Floor Area 1377 sq ft – 128 sq m

First Floor Area 1004 sq ft – 93 sq m

Outbuilding Area 170 sq ft – 16 sq m

Garage Area 402 sq ft – 37 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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