



High Street, Shepreth, SG8 6PP

CHEFFINS

High Street

Shepreth,
SG8 6PP

A most impressive and rather stylish detached house providing exceptionally well proportioned and versatile living accommodation extending to approximately 2049 sqft. The property also has the benefit of an extensive courtyard style driveway and parking area together with a garage and delightful generous mature rear gardens.

4 3 2

Guide Price £1,100,000





LOCATION

The property occupies an outstanding and tranquil position close to the heart of this highly sought after and most desirable South Cambridgeshire village. Shepreth has its own inn/restaurant, fine church and main line station which provides access for commuters to Cambridge and London. The village is conveniently located just six miles south west of the university City of Cambridge and is so well placed for access to major routes and also to the commuter town of Royston.

SOLID TIMBER BRACED ENTRANCE DOOR

into:

RECEPTION HALLWAY

with coved ceiling, staircase rising to the first floor with natural timber handrails, painted newel post and spindles and understairs storage cupboard, wall lights, radiator, double glazed windows.

CLOAKROOM

fitted with white suite comprising pedestal wash hand basin with mixer tap, low level dual flush w.c., radiator, ceramic tiled floor, double glazed and frosted window to the front.

LIVING ROOM

feature fireplace with natural exposed brick chimney breast, hearth and oak bressumer fitted with gas real flame effect stove, exposed timbers to ceiling, wall lights, radiator, double glazed window to the rear, panelled and double glazed twin French doors leading out to the garden.

DINING/FAMILY ROOM

with coved ceiling, radiator, double glazed windows to three aspects.

STUDY

coved ceiling with a range of inset downlighters, radiator, double glazed window.

KITCHEN/BREAKFAST ROOM

Kitchen is fitted with a generous range of storage cupboards and drawers with Corian working surfaces, integral sink with grooved drainer and mixer tap, range of fitted appliances including Bosch double oven, 5 ring Smeg gas hob with matching extractor, fitted Bosch dishwasher,

fitted and concealed Miele dishwasher, fitted and concealed Miele refrigerator, part ceramic tiled walls, tiled floor, ceiling with inset downlighters, coving, matching dresser style unit to Kitchen, triple panelled radiator, double glazed window to the front and a pair of twin panelled and glazed French doors leading out to the garden.

UTILITY ROOM

square edge working surface with inset single drainer sink unit with mixer tap, plumbing and space for automatic washing machine, plumbing and space for dishwasher, space for freezer, broom cupboard, wall mounted Vaillant gas fired boiler providing domestic hot water and central heating system, tiling to walls, tiled floor, radiator, double glazed window and a panelled and double glazed door leading out to the rear garden.

ON THE FIRST FLOOR**LANDING**

access to loft space via extending ladder which is principally boarded, double glazed conservation rooflights, shelved linen cupboard with insulated pipes.

BEDROOM 1

fitted wardrobe, radiator, double glazed window.

ENSUITE BATHROOM

with white four piece suite comprising tiled panelled bath with wall mounted mixer and shower above, low level w.c., bidet, pedestal wash hand basin, tiled walls, tiled floor, heated towel rail/radiator, mirror with lighting, shaver point, extractor fan, double glazed and frosted window.

BEDROOM 2

range of fitted wardrobes, radiator, a pair of double glazed conservation windows.

ENSUITE SHOWER ROOM

fitted with white suite comprising tiled shower, glazed sliding door, low level w.c., wash hand basin, shaver point, mirror with light, tiled walls, tiled floor, heated towel rail/radiator, extractor fan, double glazed and frosted window.

BEDROOM 3

fitted wardrobe cupboards, radiator, double glazed window.

BEDROOM 4

radiator, double glazed window.

SHOWER ROOM

fitted with white three piece suite comprising walk-in shower cubicle with glazed sliding door, pedestal wash hand basin, mirror fronted cabinet, low level dual flush w.c., heated towel rail/radiator, tiling to walls, tiled floor, shaver point, extractor fan, double glazed and frosted window.

OUTSIDE

The property is accessed off a shared private driveway with access to three dwellings in total, post and rail fence to the front leading to an extensive gravelled driveway with parking and hardstanding for several vehicles, flower and shrub beds, gated access to the side, covered storage area. GARAGE with a pair of remote control timber doors to the front, power and light connected, water tap, personal door to the rear, access to loft storage space and timber braced door leading out to garden.

Generous rear gardens principally laid to lawn with paved patio area, rose beds, fruit cage, fruit trees, enclosed by fencing and hedging. Greenhouse and open storage shed with pitched slate roof with weatherboarded elevations with power, water and light connected and a storage mezzanine.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £1,100,000
Tenure – Freehold
Council Tax Band – G
Local Authority – South Cambridgeshire District Council





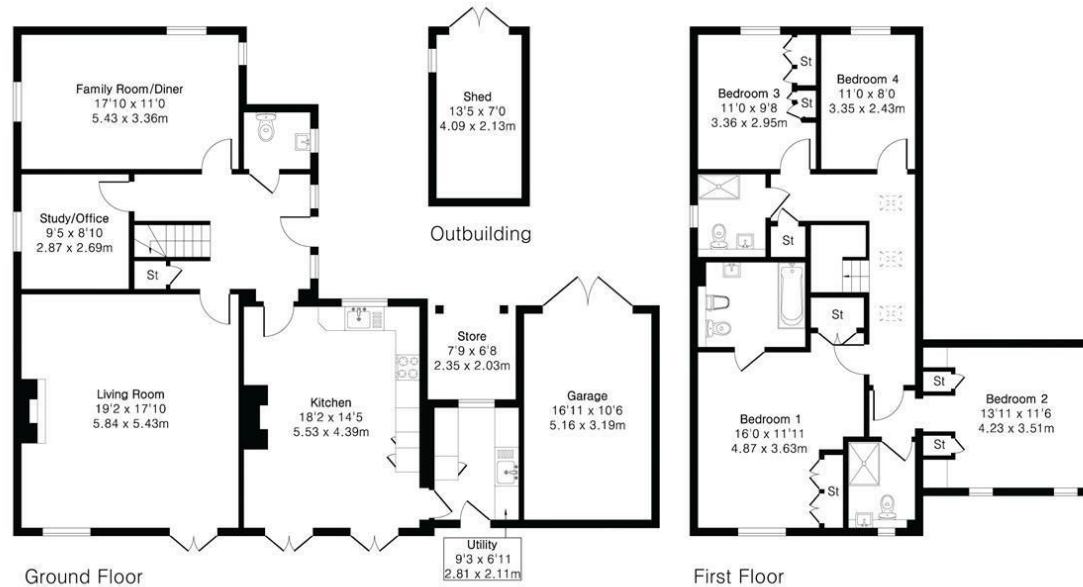
**Approximate Gross Internal Area 2049 sq ft - 191 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1158 sq ft – 108 sq m

First Floor Area 891 sq ft – 83 sq m

Garage Area 177 sq ft – 16 sq m

Outbuilding Area 94 sq ft – 9 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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