



**Brookside, Orwell, SG8 5TQ**

**CHEFFINS**

## Brookside

Orwell,  
SG8 5TQ

- Link-Detached Home
- Three Bedrooms
- Two Bathrooms
- Adjoining Garage & Off Road Parking
- Private Rear Garden
- Chain Free

A well-proportioned link-detached home offering open-plan living and dining space, complemented by a private, low-maintenance rear garden. Ideally positioned in the heart of this highly sought-after and well-served village, and offered for sale with no onward chain.

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**Guide Price £400,000**





## LOCATION

Brookside is located within the highly regarded and picturesque village of Orwell, a sought-after Cambridgeshire village positioned at the foot of the Wimpole Estate and surrounded by open countryside. The village is known for its strong sense of community and offers a range of everyday amenities including a well-regarded public house, village stores, a parish church and a village hall hosting regular events. Orwell also benefits from excellent walking and cycling routes, with access to the Wimpole Estate and surrounding countryside close by. More comprehensive amenities can be found in the nearby market town of Royston, which provides a wide selection of shops, cafés, restaurants and leisure facilities, along with a mainline railway station offering fast and frequent services to London King's Cross and Cambridge. The village is particularly well placed for commuters, with convenient access to the A10, A505 and M11, and is ideally situated for Cambridge and its wide range of cultural, educational and employment opportunities. The area is also well served by a selection of highly regarded schools in both the state and independent sectors.

**STORM PORCH**

covering panelled glazed entrance door leading through into:

**ENTRANCE HALL**

with engineered wood flooring, stairs rising to first floor accommodation, multitude of understairs storage cupboards, radiator, coved ceiling, panelled doors leading into respective rooms, double glazed window to side aspect.

**CLOAKROOM**

comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, tiled upstand, continuation of flooring from entrance hall, extractor fan, coved ceiling, double glazed window fitted with privacy glass out onto side aspect.

**KITCHEN**

comprises a collection of both wall and base mounted storage cupboards and drawers with an engineered timber work surface with inset one and a quarter bowl porcelain sink with hot and cold mixer tap, drainer to side, Range cooker with 5 ring gas hob, tiled splashback, extractor hood above, space and plumbing for dishwasher, space for fridge/freezer, coved ceiling, extractor fan, wood effect flooring, radiator, panelled glazed window with privacy glass out onto side aspect, double glazed window to front.

**DINING ROOM**

continuation of engineered oak flooring from entrance hall, coved ceiling, understairs storage cupboard, double panelled radiator, double glazed window overlooking garden, sliding double glazed door out onto:

**CONSERVATORY**

with tiled flooring, power points, wall mounted lighting, range of double glazed windows providing panoramic views over the rear garden.

**ON THE FIRST FLOOR****LANDING**

with coved ceiling, loft access, panelled door providing access into airing cupboard housing hot water cylinder with fitted timber shelving, panelled doors leading into respective rooms.

**PRINCIPAL BEDROOM**

with coved ceiling, radiator, double glazed window overlooking garden, panelled door providing access into:

**ENSUITE SHOWER ROOM**

comprising of a three piece suite with shower cubicle, wall mounted shower head, glazed shower panel, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, storage cupboard underneath wash hand basin, heated towel rail, wood effect flooring, coved ceiling, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

**BEDROOM 2**

with coved ceiling, radiator, double glazed window to front aspect.

**BEDROOM 3**

coved ceiling, radiator, double glazed window overlooking garden.

**FAMILY BATHROOM**

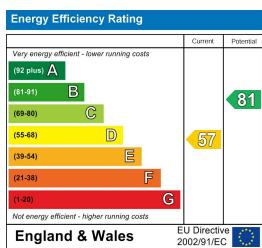
comprising of a three piece suite with combined shower and bath with wall mounted shower head, hot and cold mixer bath tap, glazed shower panel, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wood effect flooring, radiator, coved ceiling, extractor fan, double glazed window fitted with privacy glass out onto front aspect.

**OUTSIDE**

To the front the property is approached off Brookside via a dropped tarmac drive leading onto a tarmac driveway with parking for vehicles in front. The remainder of the front garden is principally laid to slate.

To the rear of the property is a private garden principally laid to lawn with a paved patio area led directly off the rear part of the property. Two timber storage sheds to the rear and trellising covering oil tank. To either side of the property there is mature hedging forming the boundaries and a rear access door into the GARAGE fitted with power and lighting and housing oil fired boiler and can also be accessed via the up and over door.





Guide Price £400,000

Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire District Council

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.

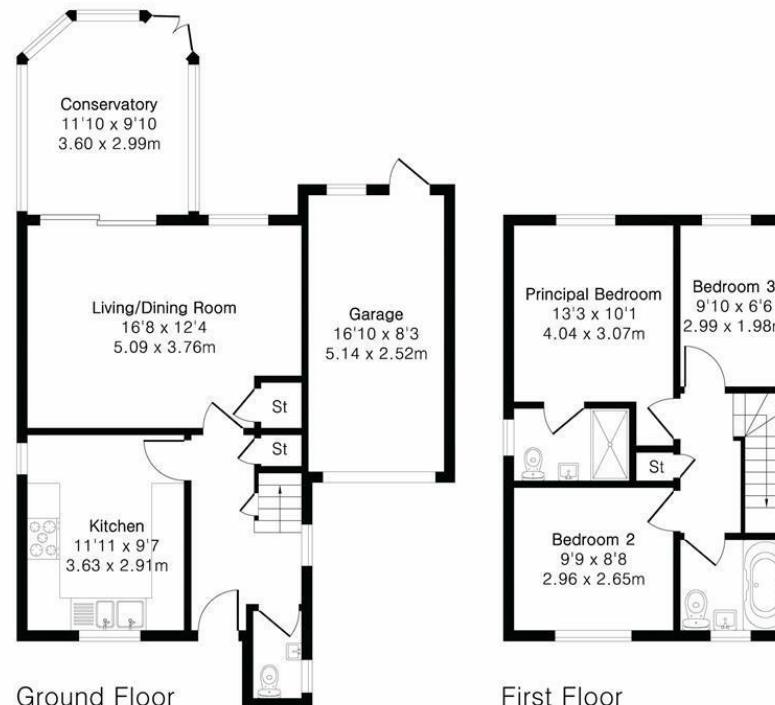
## Approximate Gross Internal Area 952 sq ft - 88 sq m

### (Excluding Garage)

Ground Floor Area 540 sq ft - 50 sq m

First Floor Area 412 sq ft - 38 sq m

Garage Area 139 sq ft - 13 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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