

Kingston Wood Farm Cottages, Ermine Way, SG8 0AN

CHEFFINS

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Ermine Way,
SG8 0AN

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Guide Price £895,000



- Catchment for Comberton Secondary School and Bourn Primary
- Highly Desirable Rural Setting With Far-Reaching Countryside Views
- Beautifully Presented With Excellent Contemporary And Character Features
- Exceptional Open-Plan Kitchen/Dining Room With Bi-Folding Doors
- Extensive Integrated Neff Appliances And Central Breakfast Island
- Three Reception Areas Offering Excellent Family Flexibility
- Principal Bedroom With Extensive Wardrobes And En-Suite
- Versatile Study / Bedroom Five
- Air Source Heat Pump And Underfloor Heating To Ground Floor
- Extensive Landscaped Garden, Paved Terrace And Garage

3 Kingston Wood Farm Cottages is an impressive and beautifully presented family home, occupying an attractive rural position with far-reaching views across the surrounding countryside and arable fields. The property combines a contemporary and particularly well-considered style with a wealth of character, creating a highly appealing home with a wonderful sense of space, privacy and connection to its surroundings. Externally, the property is complemented by an extensive landscaped garden, generous paved terrace, ample driveway parking and garage, whilst the outlook across the undulating countryside provides a particularly attractive backdrop.









LOCATION

Kingston Wood Farm Cottages enjoys a peaceful rural setting on Ermine Way, on the edge of this popular village, which is in the catchment area for Bourn Primary School and Comberton Village College. The property offers an attractive balance of countryside living and everyday convenience, with nearby villages providing local amenities, while the historic market town of Royston is readily accessible for a wider range of shopping, schooling, leisure and recreational facilities. Excellent road links via the A1198 and A505 provide convenient access to Cambridge, Royston and the surrounding towns and villages, with the A1 also within easy reach for regional and national connections. The surrounding countryside offers an abundance of pleasant walking and cycling opportunities, making this an appealing location for those seeking a tranquil lifestyle without being isolated from

ENTRANCE PORCH
Storm porch with pretty tiled flooring and panelled entrance door with double-glazed side panels, leading through into:

ENTRANCE HALL
Tiled flooring, underfloor heating, stairs rising to first-floor accommodation, wall-mounted underfloor heating control, inset LED downlighters, exposed timber beams and timber panelled doors leading to the respective rooms.

SITTING ROOM
A well-proportioned reception room with wood-effect herringbone flooring, underfloor heating, detailed timber panelling and a centrally positioned wood-burning stove set upon a stone hearth. Inset LED downlighters, wall-mounted underfloor heating control and exposed timber beams. Double-glazed window to front aspect with fitted shutters, together with a set of double-glazed French doors leading out onto the rear garden.

CLOAKROOM
Two-piece suite comprising low-level WC with concealed dual-flush mechanism and hand wash basin with hot and cold mixer tap and storage cupboard beneath. Continuation of tiled flooring from the entrance hall, timber upstand, extractor fan, inset LED downlighter and double-glazed window with privacy glass to front aspect.

OPEN-PLAN KITCHEN/DINING ROOM

KITCHEN
Extensively fitted with a contemporary range of wall and base-mounted storage cupboards and drawers, complemented by stone work surfaces and inset stainless-steel one-and-a-quarter bowl sink with hot and cold mixer tap. Integrated five-ring Neff induction hob with tiled splashback and Neff extractor hood over. Adjacent Neff integrated double oven with hideaway drawers, integrated and concealed fridge freezer and dishwasher.

Matching central kitchen island providing further pull-out drawers and cupboards, all fitted with soft-close mechanisms. Continuation of the work surface forms a breakfast bar, ideal for informal dining.

Tiled flooring, underfloor heating, inset LED downlighters and pendant lighting.

DINING AREA
Open-plan connection from the kitchen with continuation of the tiled flooring, underfloor heating, and inset LED downlighters. Double-glazed window to side aspect and an impressive full-width set of bi-folding doors leading directly onto the rear patio.

FAMILY ROOM
Recessed family room positioned opposite the kitchen, with continuation of tiled flooring, underfloor heating, wall-mounted underfloor heating control, exposed timber beam and double-glazed window overlooking the garden, fitted with shutters.

UTILITY ROOM
Fitted with a range of wall and base-mounted storage cupboards and drawers, together with a stone-effect work surface incorporating sink with hot and cold mixer tap and drainer. Integrated fridge and freezer, space and plumbing for washer/dryer, further cupboard storage with soft-close doors and fitted shelving. Extractor fan, inset LED lighting, underfloor heating and tiled flooring. Double-glazed window to side aspect, together with side entrance door with glazed panel leading to the front.

STUDY/BEDROOM FIVE
Versatile additional room with continuation of tiled flooring, underfloor heating, useful storage cupboard, inset LED downlighters, wall-mounted underfloor heating control and double-glazed windows to both front and side aspects.

FIRST FLOOR LANDING
Loft access with drop-down ladder, exposed timber beams, radiator, linen cupboard, timber banisters with glass balustrading, wall-mounted lighting and double-glazed window to front aspect. Timber panelled doors leading to the respective rooms.

PRINCIPAL BEDROOM
Well-proportioned principal bedroom with wood-effect flooring and a wealth of built-in wardrobes incorporating hanging rails and shelving, together with additional open fitted shelving. Radiators and inset LED downlighters. Double-glazed window overlooking the rear garden with attractive views extending across the undulating countryside and arable fields beyond. Panelled door leading to:

EN-SUITE SHOWER ROOM
Four-piece suite comprising large walk-in shower cubicle with dual wall-mounted shower heads, tiled surround and glazed shower partition, low-level WC with concealed dual-flush mechanism and dual hand wash basin with hot and cold mixer taps and storage drawers beneath. Wall-mounted mirror with integrated lighting feature, heated towel rail, tile-effect flooring, inset LED downlighters, extractor fan and double-glazed window with privacy glass to front aspect.

BEDROOM TWO
Wood-effect flooring, radiator and double-glazed windows to front and side aspects, together with Velux skylights fitted with blinds.

BEDROOM THREE
Wood-effect flooring, radiator and double-glazed window overlooking the rear garden.

BEDROOM FOUR
Wood-effect flooring, radiator and double-glazed window overlooking the rear garden.

FAMILY BATHROOM
Impressive four-piece suite comprising large freestanding bath with hot and cold mixer tap and showerhead attachment, large walk-in shower cubicle with dual wall-mounted shower heads and glazed shower partition, low-level WC with concealed dual-flush mechanism and hand wash basin with hot and cold mixer tap. Wall-mounted mirror with integrated lighting feature, heated towel rail, shaving point, tile-effect flooring, inset LED downlighters, extractor fan and Velux skylights serving the front and side aspects.

REAR GARDEN
Extensive rear garden principally laid to lawn, with a large paved patio area leading directly from the bi-folding doors of the open-plan kitchen/dining room, creating an excellent space for outdoor dining, entertaining and relaxation. Wall-mounted lighting, with the patio bordered by mature roses and lavender.

The patio extends around to a pathway leading to the rear access doors and gravelled area adjoining the garage. The principal lawn is enclosed by a combination of timber fencing and mature shrubbery, while enjoying an open aspect across the surrounding undulating countryside. A number of mature apple and pear trees provide further interest, together with additional wall-mounted lighting to the side of the property.

The lawn continues around to the side access, where there is an outside tap and air source heat pump, together with a secure timber gate providing access to the front.

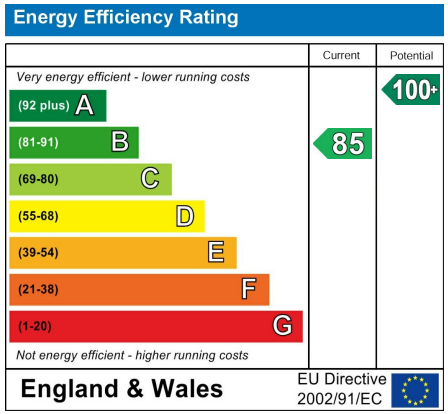
FRONT
Approached via a private tarmac road, leading onto a gravel driveway providing parking for multiple vehicles. Electric up-and-over garage door, with the frontage bordered by well-stocked flower beds and the main driveway enclosed by established laurel hedging.



















Guide Price £895,000
Tenure - Freehold
Council Tax Band - G
Local Authority - South Cambridgeshire District Council









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Approximate Gross Internal Area 2438 sq ft - 226 sq m
(Excluding Garage)
Ground Floor Area 1249 sq ft – 116 sq m
First Floor Area 1189 sq ft – 110 sq m
Garage Area 198 sq ft – 18 sq m



PINKPLAN

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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