



Oakington Road, Girton, CB3 0QH

**CHEFFINS**



## Oakington Road

Girton,  
CB3 0QH

A unique and rather special opportunity to acquire a substantial and highly individual detached chalet-style residence together with a delightful mature plot which extends to about 0.655 of an acre, together with extensive off street parking and driveway to front.

5 3 4

**Guide Price £900,000**







## LOCATION

The property occupies a semi-rural non-estate position towards the edge of the thriving and much sought after village of Girton. The village provides an excellent range of local amenities with schools and colleges close at hand. There is also a shop, recreation ground, tennis courts and community centre. Girton is also well placed just 2 miles from the city and within easy reach of major routes and main line station.

**SEALED UNIT DOUBLE GLAZED FRONT ENTRANCE DOOR**

leading to:

**ENTRANCE HALL**

with natural wood style flooring, radiator, built-in cloaks/storage cupboard and opening to:

**INNER HALL**

with built-in shelved linen cupboard which also houses water softener, natural wood style flooring, trap door and loft ladder to roof space.

**PRINCIPAL RECEPTION ROOM**

A wonderful open plan sitting room with further living room/snug at one end with a feature Adam style fireplace with marble surround and hearth, timber mantel, double radiator, sealed unit double glazed windows to side aspect and opening to the main sitting room with two double radiators, sealed unit double glazed windows to side aspect, feature large sliding double glazed patio doors which lead to the paved rear terrace and enjoy a wonderful vista over the garden to rear.

**KITCHEN/BREAKFAST ROOM**

with inset one and a half bowl sink unit with mixer taps, cupboards beneath, extensive fitted base units comprising worktops with cupboards and drawers below, integrated Neff oven and grill and a 4 point gas hob set into worktop with a concealed extractor cooker hood above and ceramic tiled splashbacks, range of wall storage cupboards and open shelving, integrated wine rack and a dresser style unit comprising of a glass fronted shelved cabinet with drawers beneath, cupboards to side and worktops beneath with further cupboards and drawers below, integrated Bosch dishwasher, double radiator, large walk-in shelved pantry, space for upright fridge/freezer and glazed door to:

**UTILITY ROOM**

with inset stainless steel sink unit with cupboards below, worktops to side with space and plumbing beneath for washing machine, space for upright fridge/freezer, ceramic tiled floor, trap door to roof space, sealed unit double glazed door to paved area to side of property, high level rooflight, sealed unit double glazed Velux window and door to:

**CLOAKROOM**

with low level w.c., pedestal wash hand basin with tiled splashback, sealed unit double glazed window with frosted glass and vertical wall mounted radiator/towel rail.

**GROUND FLOOR BATHROOM**

off inner hall, with white suite comprising bath with shower attachment, ceramic tiled walls around, glazed shower screen, low level w.c. and wash hand basin, vertical wall mounted radiator/towel rail, fitted upright shelved storage cupboard, underfloor heating, sealed unit double glazed windows with frosted glass to front aspect.

**DOOR FROM INNER HALL**

leading to:

**INNER RECEPTION HALL**

with double radiator, staircase leading to first floor, archway to:

**DINING/FAMILY ROOM**

A generous reception room with two radiators, sealed unit double glazed windows to side aspect, full height sealed unit double glazed doors leading to paved rear terrace with a wonderful vista over the rear gardens.

**PRINCIPAL BEDROOM 1**

with an extensive range of built-in wardrobes and with a large fitted chest of drawers to side, high level roof void with sealed unit double glazed Velux window and archway to further dressing area with radiator and sealed unit double glazed windows to rear aspect.

**SELF-CONTAINED ANNEXE**

with:

**SITTING ROOM**

with double radiator, and sealed unit double glazed door leading to:

**CONSERVATORY**

with double radiator, sealed unit double glazed windows to side aspect, full height sealed unit double glazed doors leading to a paved terrace and the rear gardens. Door to:

**KITCHEN/BREAKFAST ROOM**

with inset sink unit with mixer taps and cupboards below, worktop to side with space and plumbing beneath for washing machine, further base units comprising worktops with cupboards and drawers below, integrated Belling oven and grill and 4 point ceramic hob set into worktop with extractor cooker hood above, range of wall storage cupboards, space for upright fridge/freezer, small fitted breakfast bar with radiator beneath, cupboards above, sealed unit double glazed windows to side aspect, sealed unit double glazed door leading to driveway to side and front garden.

**REAR HALL**

with built-in cupboard housing hot water cylinder.

**BEDROOM 2**

with double radiator, extensive range of built-in wardrobes with sliding doors, double radiator, sealed unit double glazed windows to front aspect.

**BEDROOM 3**

with radiator, sealed unit double glazed windows to front aspect.

**SHOWER ROOM**

with walk-in shower cubicle, ceramic tiled walls around, wall mounted shower unit, glazed shower screen, wash hand basin and low level w.c., wall mounted radiator/towel rail, sealed unit double glazed windows to side aspect.

**STAIRCASE FROM INNER RECEPTION HALL**

leads to:

**FIRST FLOOR****LANDING**

deep built-in wardrobe/storage cupboard, large built-in shelved linen/storage cupboard.

**BEDROOM 4**

with built-in eaves storage cupboard, radiator, sealed unit double glazed windows to rear aspect with wonderful views over the rear gardens.

**BEDROOM 5**

with radiator, sealed unit double glazed windows to side and rear aspect with views over the gardens.

**SHOWER ROOM**

with built-in shower with tiled walls around, wall mounted shower unit, vanity style unit with wash hand basin and cupboards below, low level w.c., wall mirror, radiator, sealed unit double glazed Velux window to side aspect.

**OUTSIDE**


To the front there is a generous garden area laid to lawn with a variety of mature shrubs and trees around and a pebblestone driveway to side providing extensive off-street parking which in turn leads to a further driveway to side and a tandem garage which has a further up and over door at the far end which gives access into the rear garden, also light and power connected.

The delightful and generous mature gardens to rear are a very special feature and enjoy a very high degree of privacy and seclusion. The gardens are principally laid to lawn with a great variety of mature shrubs, bushes and trees around and there are two large paved terraces immediately adjacent to the rear of the property and to the side there is a further secluded paved courtyard style area. There is an enclosed garden pond and a mature conifer hedge to side, well stocked borders and various timber constructed garden sheds and stores, greenhouse and at the far end of the garden there are various trees including fruit trees. The gardens back onto paddocks with farmland and countryside beyond. In all the plot extends to approximately 0.655 of an acre.





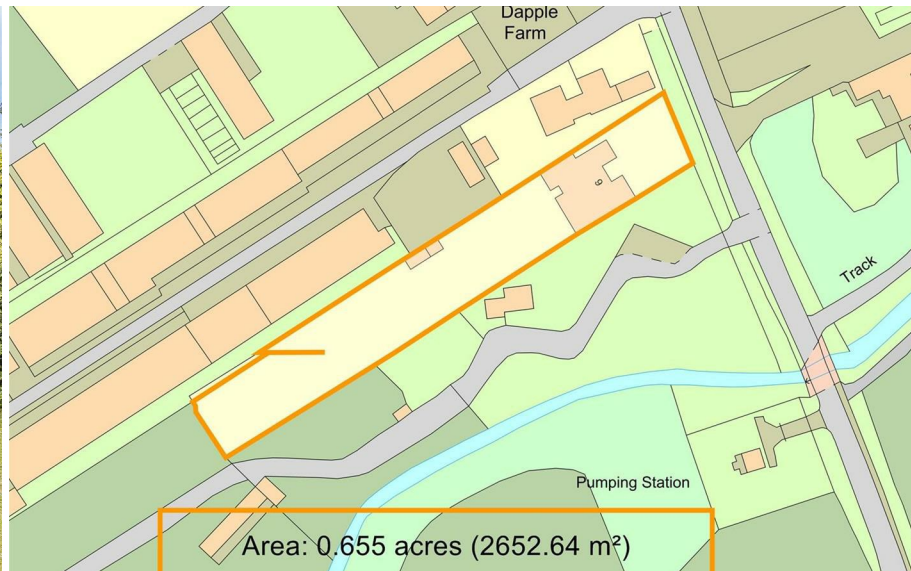


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Guide Price £900,000  
 Tenure – Freehold  
 Council Tax Band – F  
 Local Authority – South Cambridgeshire District Council







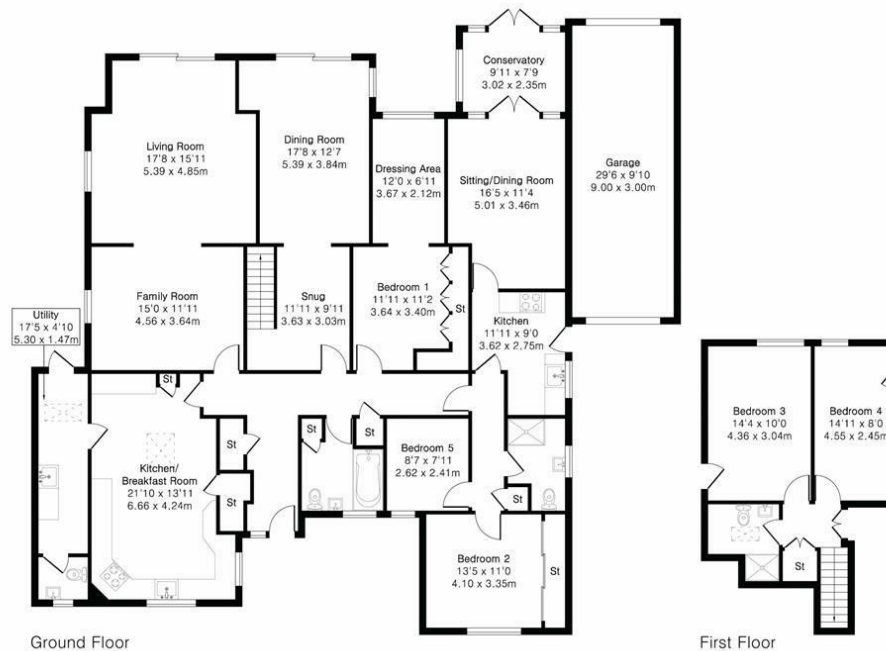


**Approximate Gross Internal Area 2735 sq ft - 253 sq m**

Ground Floor Area 2356 sq ft – 218 sq m

First Floor Area 379 sq ft – 35 sq m

Garage Area 278 sq ft – 26 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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**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.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)

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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