



New Road, Great Chishill, SG8 8ST

CHEFFINS

New Road

Great Chishill,
SG8 8ST

- Vaulted sitting room
- Vaulted kitchen/dining room
- Shower room and refitted bathroom
- Landscaped gardens
- Garage and ample parking

A beautifully presented, individual, detached residence offering extremely versatile accommodation with bedrooms on the ground and first floors, set in a tucked-away spot within this picturesque village. The property enjoys delightful landscaped gardens and a detached garage.

3 2 2

Guide Price £550,000





LOCATION

The picturesque village of Great Chishill lies 8 miles west of Saffron Walden and 5 miles north east of the market town of Royston. It has a Church, popular Public House and has commanding views over surrounding countryside. Railway stations, Audley End for Liverpool Street and Royston for Kings Cross, are 6 miles from the village and the University City of Cambridge is 15 miles to the north.

GROUND FLOOR

ENTRANCE HALL

Entrance door with decorative leaded panel and adjoining decorative leaded windows providing a good degree of natural light. Staircase rising to the first floor with understair storage cupboard and Junckers oak flooring which extends through to the kitchen and sitting room.

SITTING ROOM

A pair of windows to the front aspect overlooking the driveway and garden. Open fireplace with granite hearth and surround and an impressive vaulted ceiling of approximately 13ft. Open plan to:

KITCHEN/DINING ROOM

An impressive room with tall, vaulted ceiling. The kitchen is fitted with a range of base and eye level units with granite worktop space over, five ring gas hob, built-in double oven, twin sink units and integrated dishwasher and fridge. Window overlooking the rear courtyard and garden and bi-folding doors providing access and view to the terrace and garden.

UTILITY ROOM

Fitted with base and eye level units with worktop space over and sink unit, space for washing machine, tumble dryer, undercounter fridge and freezer. Tiled flooring and glazed door providing access to the terrace and garden, together with an adjoining window and further window to the rear.

SHOWER ROOM

Suite comprising shower enclosure, low level WC, vanity wash basin, heated towel rail, tiled flooring and obscure glazed window.

BEDROOM 1

Window to the rear aspect overlooking the terrace and garden.

BEDROOM 2

Currently used as a study/snug. Built-in wardrobe/cupboard and a pair of glazed doors providing access to the front terrace and garden. Under the carpet is a quarry tiled floor. There is scope to enlarge the accommodation, linking the bedroom to the garage, subject to needs and relevant approval.

BATHROOM

Refitted suite comprising panelled bath, WC with hidden cistern, shower enclosure, wash basin, heated towel rail, part tiled walls, tiled flooring and obscure glazed window.

FIRST FLOOR

LANDING

Velux skylight, built-in cupboards and eaves storage space. Door to:

BEDROOM 3

A pair of Velux skylights providing a good degree of natural light, recessed shelving and eaves storage access.

DETACHED GARAGE

Door to the front aspect providing vehicular access, window and glazed door providing

access to the terrace. Eaves storage space and power and lighting connected. The garage offers huge scope for conversion to separate or ancillary accommodation, i.e. office or home studio, subject to needs and relevant approval.

OUTSIDE

The property is set in a tucked-away spot with deceptively spacious outdoor space, comprising a large sweeping driveway providing extensive parking, also providing scope for part use as additional garden. To the front of the property is a paved terrace and seating area which extends to both sides to provide further attractive, landscaped terraces, flowerbeds and outdoor entertaining space. To the rear corner is a timber summerhouse which provides a tranquil place to enjoy the garden.

AGENT'S NOTES

For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

By appointment through the Agents.







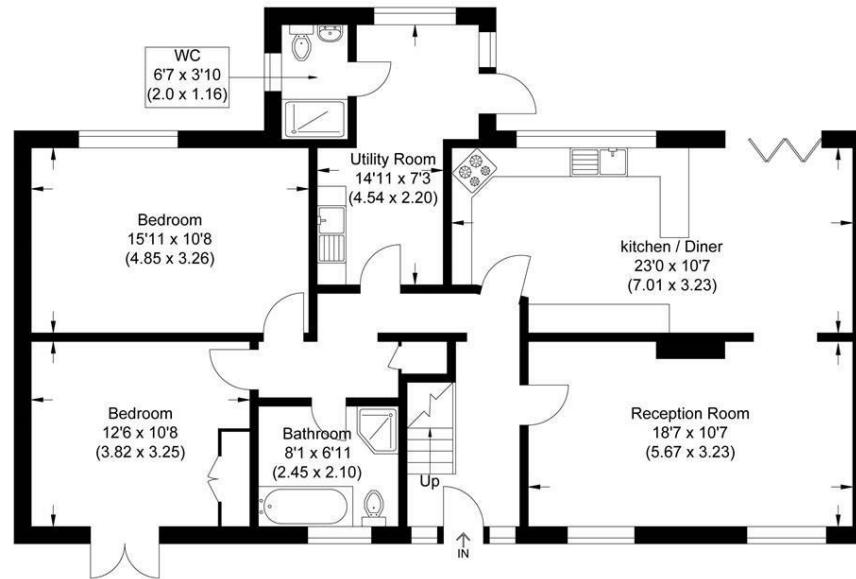
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) A		
(51-61) B		
(39-50) C		
(29-38) D		
(18-28) E		
(11-17) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £550,000

Tenure - Freehold

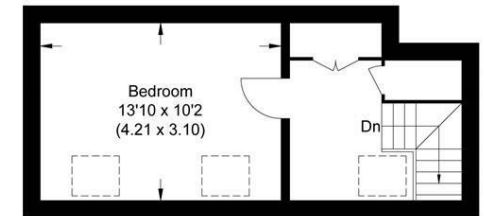
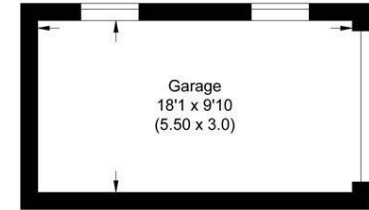
Council Tax Band - F

Local Authority - South Cambridgeshire



Ground Floor

Approximate Gross Internal Area
124.27 sq m / 1337.63 sq ft
(Excludes Garage)
Garage Area 16.50 sq m / 177.60 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | 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.