



The Green, Duxford, CB22 4RH

CHEFFINS

The Green

Duxford,
CB22 4RH

- Four en suite bedrooms
- Remainder of 10 year build warranty
- High specification
- Underfloor heating to ground floor
- Vaulted first floor and exposed timbers
- Secluded gardens

A handsome detached residence situated in an idyllic position on The Green. The property has been built to a high specification including a bespoke kitchen/breakfast room and contemporary bathroom suites. In addition, there is a detached cart lodge with annex/studio accommodation above and a secluded garden.

4 5 4

Guide Price £1,185,000





LOCATION

Duxford provides an excellent range of local amenities including store, post office, primary school, church cafes, public houses and a community centre that offers a variety of activities for all ages as well as a range of sporting activities. The village is conveniently placed just 9 miles south of the university city of Cambridge. For the commuter, the village is so well placed just one mile from the nearest access onto the M11 motorway (Junction 10) and also close to the mainline train station at Whittlesford.

GROUND FLOOR

VAULTED ENTRANCE HALL

Entrance door, bespoke oak staircase rising to the first floor and doors to adjoining rooms.

KITCHEN/BREAKFAST ROOM

A handmade kitchen fitted with a range of base units incorporating a larder cupboard and island with breakfast bar, sink and granite worktops, Bora self-venting induction hob, two Miele ovens, two warming drawers and integrated fridge and dishwasher. Double glazed windows to two aspects, doors to adjoining rooms and opening to:-

VAULTED FAMILY ROOM

Double glazed windows to three aspects.

UTILITY ROOM

Fitted with eye level units and granite worktop with space and plumbing for washing machine and tumble dryer, water softener and air source heat pump high pressure water cylinder. Oak door opening to the rear garden.

CLOAKROOM

Comprising ceramic wash basin, low level WC and obscure double glazed window to the rear aspect.

DINING ROOM

Double glazed windows to three aspects.

HOME OFFICE

Double glazed window to the side aspect.

Cupboard housing a full height integrated fridge and freezer.

SITTING ROOM

Chesneys limestone fireplace with slate hearth and double glazed windows to the front and side aspects.

FIRST FLOOR

GALLERIED LANDING

Doors to adjoining rooms.

VAULTED MASTER BEDROOM

Double glazed window to the front aspect, Velux windows to the rear aspect, built-in wardrobes and recessed storage. Door to:-

EN SUITE

Suite comprising walk-in shower enclosure, wash basin set on oak surround, low level WC, heated towel rail and Velux window.

BEDROOM 2

Double glazed window to the front aspect and Velux windows to the rear aspect. Door to:-

EN SUITE

Suite comprising walk-in shower enclosure, ceramic wash basin, low level WC, heated towel rail and Velux window.

FAMILY BATHROOM

Suite comprising ceramic wash basin with vanity cupboard beneath, low level WC, panelled bath and Velux windows.

BEDROOM 3

Double glazed window to the front aspect and Velux windows. Door to:-

EN SUITE

Suite comprising ceramic wash basin, low level WC, heated towel rail and Velux window.

BEDROOM 4

Double glazed window to the side aspect. Door to:-

EN SUITE

Suite comprising walk-in shower enclosure, ceramic wash basin, low level WC and heated towel rail.

OUTSIDE

The property is accessed off The Green, via gates (electric cabling in place) which open to the driveway providing off-street parking for several vehicles and access to the double bay cart lodge.

DOUBLE BAY CART LODGE

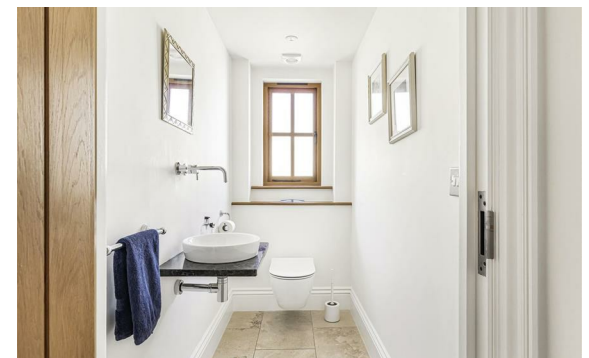
Power and lighting connected. Staircase to the side leading to:-

STORAGE ROOM

Velux window to the front aspect.

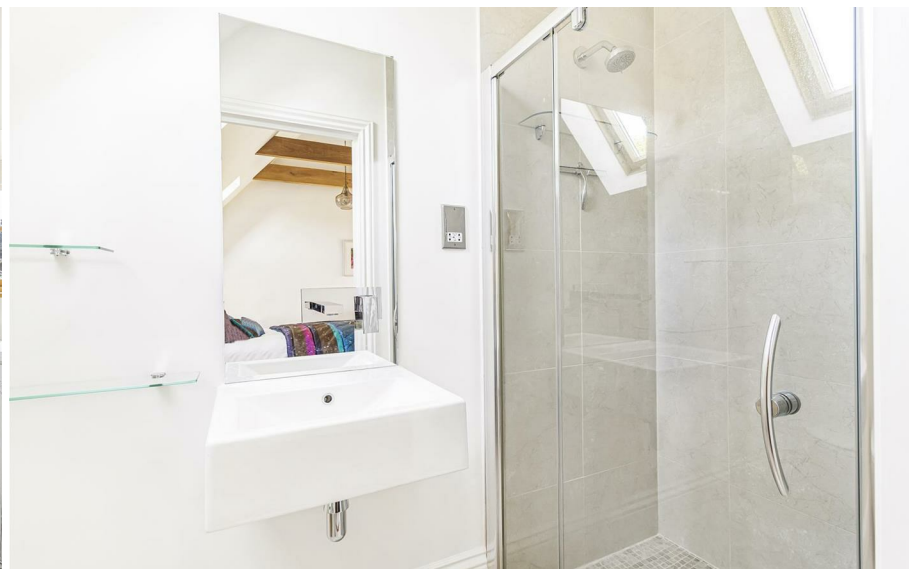
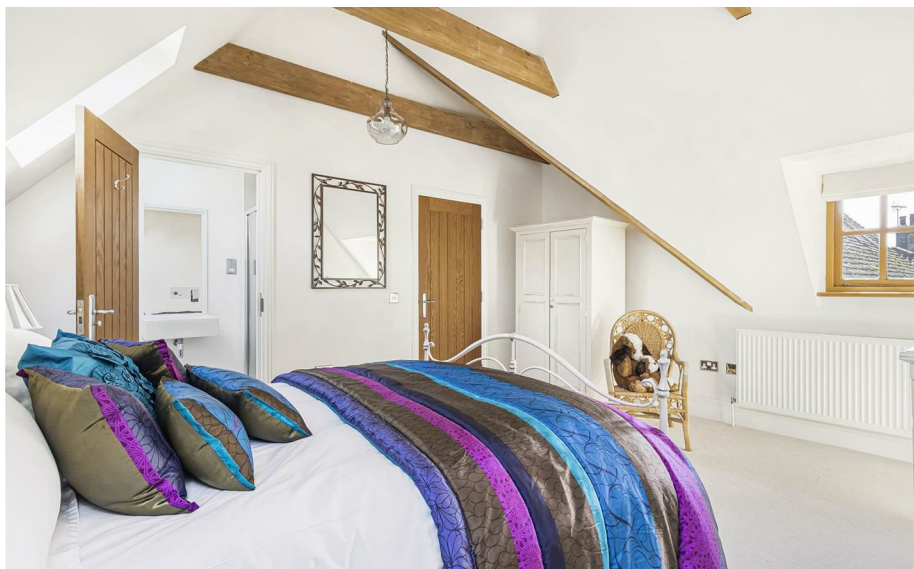
VIEWINGS

By appointment through the Agents.












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Tenure – Freehold

Council Tax Band – G

Local Authority – South Cambridgeshire



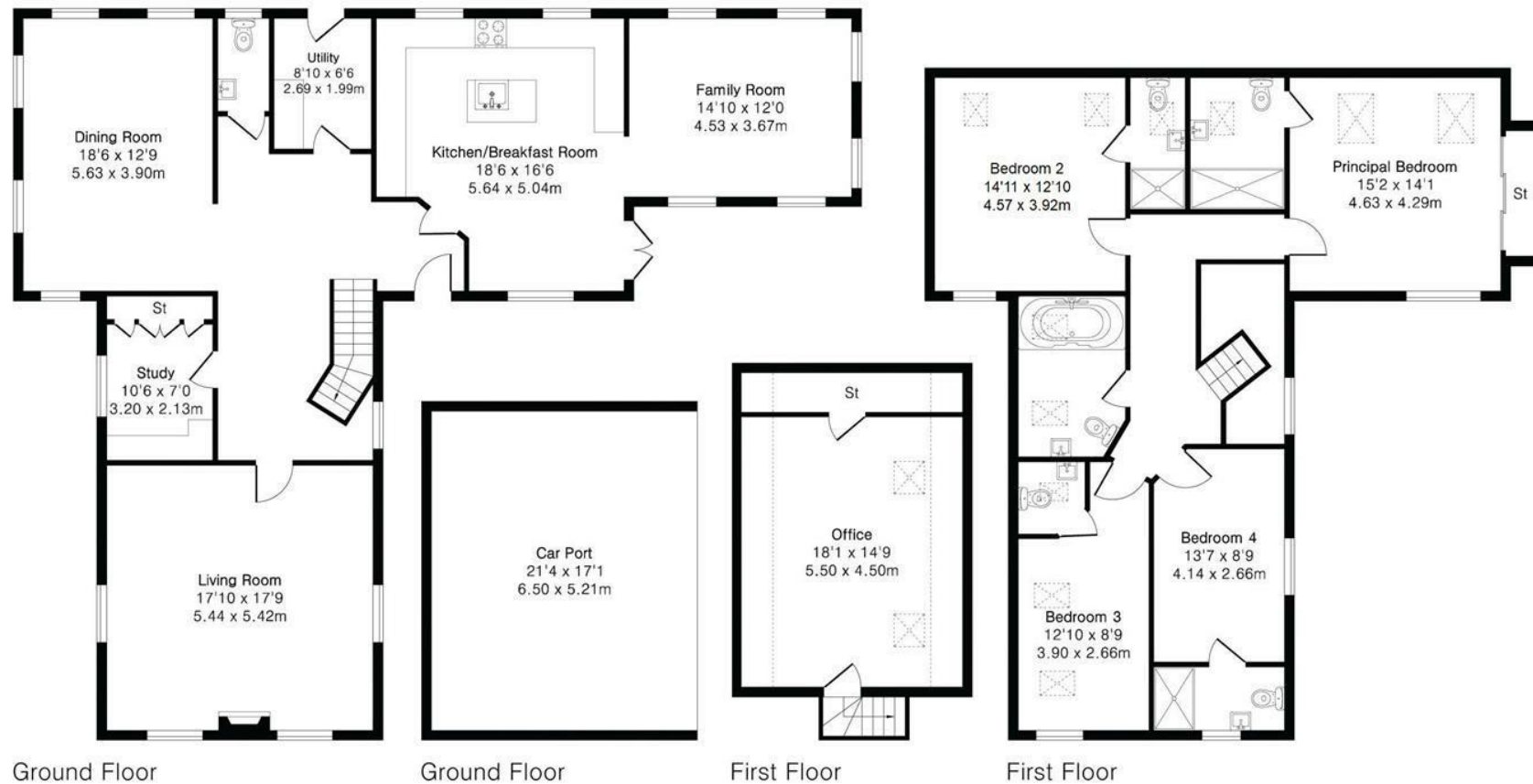


Approximate Gross Internal Area 2514 sq ft - 233 sq m

Ground Floor Area 1434 sq ft – 133 sq m

First Floor Area 1080 sq ft – 100 sq m

Outbuilding First Floor Area 310 sq ft – 29 sq m





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.

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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.

