



Chishill Road, Heydon, SG8 8PN

CHEFFINS

Chishill Road

Heydon,
SG8 8PN

- Fully refurbished Grade II Listed cottage
- Excellent eco-credentials
- Stunning vaulted kitchen/dining room
- Four bedrooms & three bathrooms
- Landscaped gardens
- Double bay cartlodge with adjoining workshop

A stunning, Grade II Listed property which has been meticulously restored and enlarged by a highly regarded, local developer to provide a blend of original period character, contemporary style and good eco-efficiency.

4 3 2

Guide Price £875,000





LOCATION

The much sought after village of Heydon is located in South Cambridgeshire close to the boundaries of Hertfordshire and Essex, with convenient access to major road routes and highly regarded schools in all three counties, including Hills Road Sixth Form College. The village has a public house, a fine parish church and an 18-hole golf course. The market towns of Royston and Saffron Walden are within 6 and 8 miles respectively and the University City of Cambridge is about 13 miles north. There is a mainline station at Royston offering a commuter service into Cambridge, London's King's Cross, the City and Brighton. Audley End (west of Saffron Walden) offers a service into London's Liverpool Street, Stansted and Cambridge.

HIGHWAY COTTAGE

Highway Cottage is an exceptional, detached, Grade II Listed historic building which has been skilfully restored, renovated and extended by a local, highly experienced developer to create the most wonderful residence which blends original character features with high quality finishes and fittings, together with high efficiency levels not often found in historic buildings. The specification includes:

- 10 Year ICW Guarantee
- New thatch ridge in 2024
- Fully rewired and replumbed
- Timber double glazed windows
- Solid oak internal doors
- Air source heating
- Zoned underfloor heating to selected rooms
- Security alarm system
- CCTV
- Fully landscaped garden

GROUND FLOOR

ENTRANCE HALL

Entrance door with full height windows to either side providing an excellent degree of natural light and views over the adjoining terrace and garden. Staircase rising to the first floor, low level LED lighting and door opening to the Sitting Room.

VAULTED KITCHEN/DINING ROOM

A stunning room, flooded with natural light via a number of windows with pleasant views over the surroundings and a pair of glazed doors leading directly to the natural stone terrace. The kitchen comprises a range of base and eye level units with worktop space over, together with a matching island with breakfast bar and downdraft hob, sink unit, integrated Siemens appliances including fridge freezer, dishwasher, oven and microwave and tiled flooring.

UTILITY ROOM

Fitted with base and eye level units with worktop space and sink unit, space and plumbing for washing machine with tumble dryer above, tiled flooring and glazed door providing direct access

to the terrace and garden. Cupboard housing the air source pressurised hot water cylinder and underfloor heating controls.

SITTING ROOM

A triple aspect room with windows enjoying views over the garden, together with a glazed door with adjoining full height windows providing access to the terrace and garden beyond. Original exposed timbers, built-in understairs storage cupboard, vertical radiator and door to:

SNUG

Featuring an inglenook fireplace with exposed brickwork and newly installed log burning stove and chimney, original exposed timbers and vertical radiator. Window overlooking the garden and glazed doors to two aspects providing access to the outdoor space.

BEDROOM 4/STUDY

A versatile, multi-purpose room with window overlooking the garden, staircase rising to the first floor, vertical radiator and door to:

GROUND FLOOR SHOWER ROOM

Comprising large shower enclosure, vanity wash basin, wall-hung WC, heated towel rail, built-in storage cupboard and obscure glazed window.

GROUND FLOOR BATHROOM

Comprising panelled bath with independent shower over, vanity wash basin, wall-hung WC, heated towel rail and skylight.

FIRST FLOOR

LANDING

Accessed via the staircase from the entrance hall. Exposed timbers and original doors to adjoining bedrooms.

BEDROOM 1

Window overlooking the garden and beyond.

BEDROOM 2

Vaulted ceiling with exposed timbers, built-in storage cupboard and window overlooking the garden. Further door to:

INNER LOBBY

Interconnecting space between Bedrooms 2 and 3.

BEDROOM 3

Vaulted ceiling with exposed timbers and window overlooking the garden.

LANDING

Accessed via the staircase from Bedroom 4/Study. Exposed timbers and window with far reaching views over the paddocks opposite.

BATHROOM

A stunning suite comprising contemporary free-standing bath, vanity wash basin, wall-hung WC, heated towel rail, exposed timber, low level lighting and window with far reaching views.

OUTSIDE

The property sits well within generous grounds which have been landscaped. It is accessed via a pair of gates, in turn leading to the driveway providing extensive off-street parking and access to the detached double bay cartlodge. The gardens surround the property to three aspects; to the front there is a natural stone paved pathway and terrace with lawn and picket fencing and to the side there is a further lawned area. To the rear of the property is an extensive natural stone paved terrace which is ideal for al fresco entertaining, in turn leading to the garden which is laid to lawn with raised beds.

DOUBLE BAY CARTLODGE

With power and lighting connected.

WORKSHOP

Adjoining the cartlodge is a useful workshop which also provides an opportunity to convert into a separate home office, gym or garden studio, with power, lighting and water supply connected, a capped drainage point and window overlooking the garden.

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	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £875,000
 Tenure – Freehold
 Council Tax Band – To be assessed
 Local Authority – South Cambridgeshire





Approximate Gross Internal Area
159.92 sq m / 1721.36 sq ft
(Excludes Workshop)
Workshop Area 17.13 sq m / 184.38 sq ft

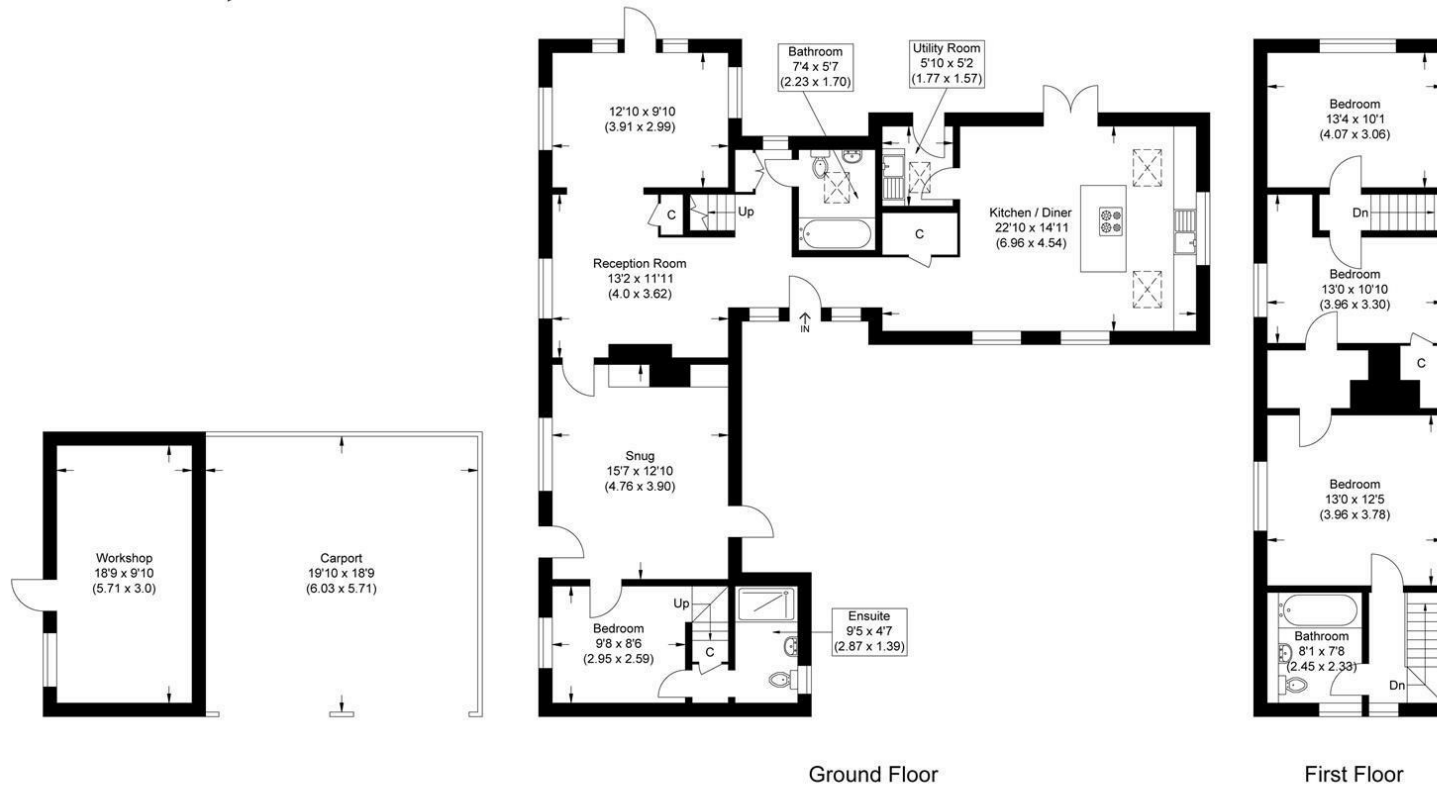


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

