



Ely Road, Chittering, CB25 9PH

CHEFFINS

Ely Road

Chittering,
CB25 9PH

- Substantial converted chapel
- Convenient for Cambridge, Science and Business parks
- 5 Bedrooms
- 27 ft x 18 ft Drawing Room
- 2 Further Reception Rooms
- Spacious Kitchen / Breakfast Room
- Superb Character Features
- Driveway and Lawned Gardens Overlooking Open Countryside
- FREEHOLD / COUNCIL TAX F / EPC E

A rare opportunity to purchase a substantial period conversion dating back to 1858, retaining a wealth of attractive character features, located approximately 4.5 miles from Waterbeach railway station offering direct access to Cambridge and London King's Cross and approximately 6 miles from Cambridge Science Park.

The extensive and versatile accommodation comprises large Reception Hall, stunning 27' x 18' Drawing Room, separate Dining Room, spacious Kitchen / Breakfast Room, Conservatory, Snug, 2 ground floor double Bedrooms with Ensuite WC's and Bathroom, together with first floor comprising galleried landing, 3 double Bedrooms with 2 having Ensuities. Outside there is a gravelled driveway and lawned gardens with attractive views across surrounding countryside.

The property is ideally suited for those requiring access to Cambridge or London and to fully appreciate the character and extent of the accommodation a viewing is highly recommended.

5 2 3

£625,000





LOCATION

Chittering is a mainly residential hamlet situated approximately 8 miles north of Cambridge and approximately 7 miles south from the City of Ely. ELY is an historic Cathedral City which provides an excellent range of shopping facilities, schools catering for all ages and various sporting and social activities including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. The main A10 road at Ely provides access to Cambridge which in turn links with the A14 and M11 motorway to London. Ely also has a mainline station which provides an electrified rail service to Cambridge and London.

RECEPTION HALL

With replacement door and windows to front aspect and windows to side aspect, vaulted and timber panelled ceiling, magnificent wide staircase to galleried landing, radiator.

DRAWING ROOM

This is a stunning room offering a tremendous amount of light, part vaulted ceiling to a maximum height of 15'7 with timber panelling and original ceiling roses, oak floor, wood burning stove (installed within the previous fireplace recess) , radiators, Double doors to...

DINING ROOM

With window to side aspect, oak flooring, double doors to hallway and radiator.

INNER HALL

With oak flooring, radiator.

KITCHEN / BREAKFAST ROOM

With oak flooring, fitted with a range of matching eye and base level storage units, work surfaces and drawers, sink unit and drainer, plumbing for washing machine, electric oven, hob and extractor hood, oil fired central heating boiler, 2 windows to side aspect, radiator, door to..

CONSERVATORY

Of brick and timber construction with doors to rear garden.

SNUG

With replacement glazed screen to side aspect, beamed ceiling, oak flooring, feature tiled fireplace with timber surround (non-functional), radiator.

BEDROOM 4

With oak flooring, window to side aspect, beamed

ceiling, built-in wardrobes, door to rear staircase, radiator.

BEDROOM 5

With window to side aspect, built-in double wardrobe, beamed ceiling, radiator.

ENSUITE WC

With low level WC, hand wash basin, window to rear aspect, radiator.

BATHROOM

With suite comprising low level WC, pedestal hand wash basin, panelled bath, part panelled walls, oak flooring, beamed ceiling.

GALLERIED LANDING

Overlooking the Reception Hall, with timber panelled ceiling, radiator.

BEDROOM 1

With windows to either side, range of built-in wardrobes, 2 radiators.

ENSUITE

With shower cubicle, low level WC, hand wash basin with storage beneath, radiator.

BEDROOM 2

With window to side aspect, radiator. Steps up to..

DRESSING AREA

(Restricted head room) With velux window, eaves storage cupboards and additional wardrobe space, radiator.

ENSUITE

With bath, pedestal hand wash basin, low level WC, radiator.

ATTIC PLAYROOM / BEDROOM 3

(Restricted head room and measurement into eaves) With circular stained glass window to rear aspect, 2 velux windows, rear staircase to ground floor, timber panelled ceiling, storage cupboards

OUTSIDE

The property is accessed via an electronically operated gate leading to a gravelled driveway providing ample off street parking. Lawned gardens surround the property and have an attractive view across surrounding countryside.

AGENTS NOTE

The sellers inform us that during their ownership they have carried out the following works..
Replaced the roof and added skylight windows
Replaced the windows to triple glazed windows (apart from Bedroom 5) and a new front door
Improved insulation where necessary
Replaced the oil tank
Repointed the front and rear of the property
Replaced the original conservatory with a UPVC Conservatory
Installed a wood burning stove

VIEWING ARRANGEMENTS

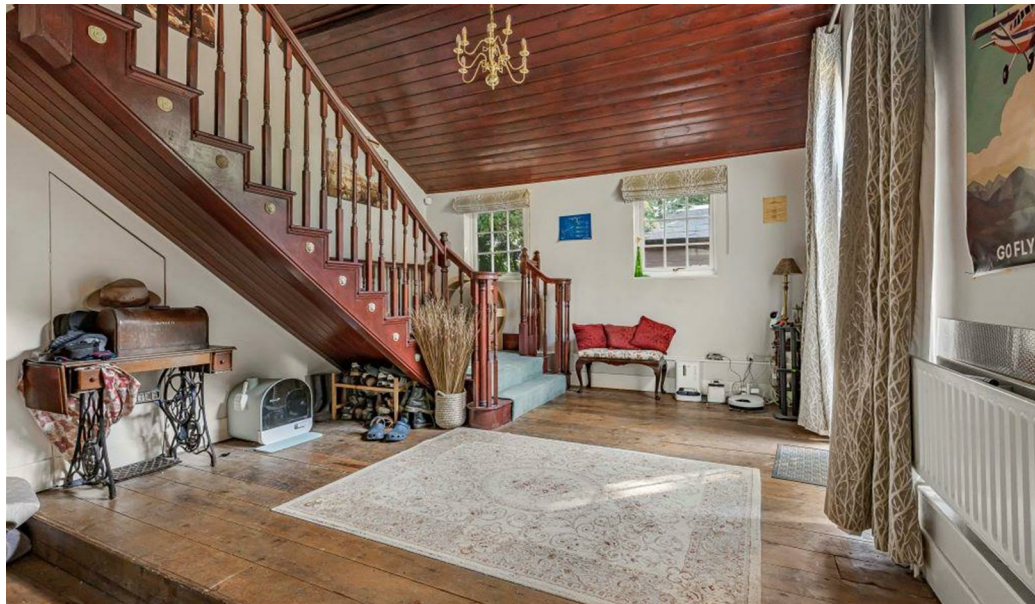
Strictly by appointment with the Agents.



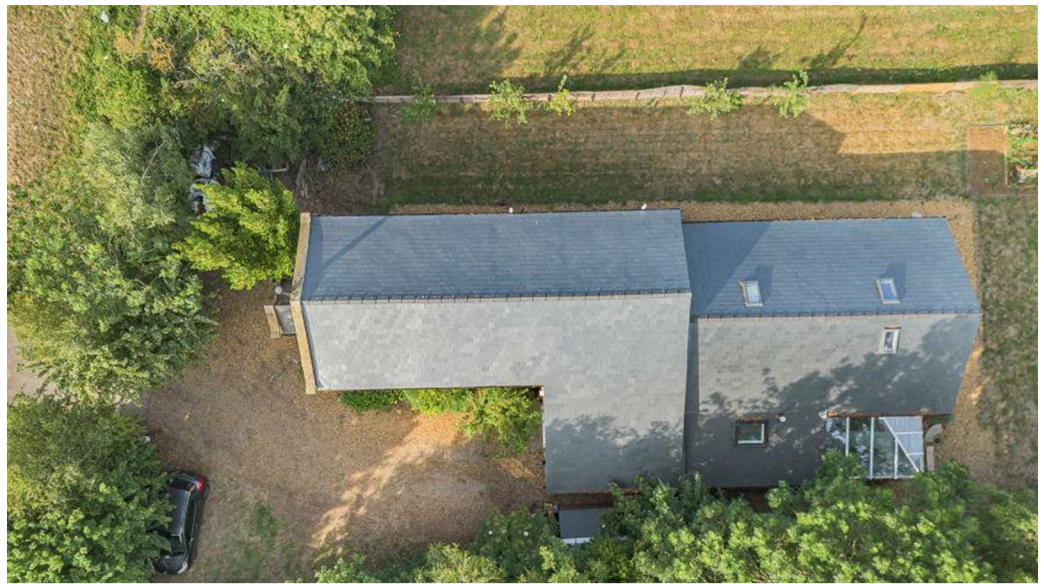












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£625,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - East Cambs District Council

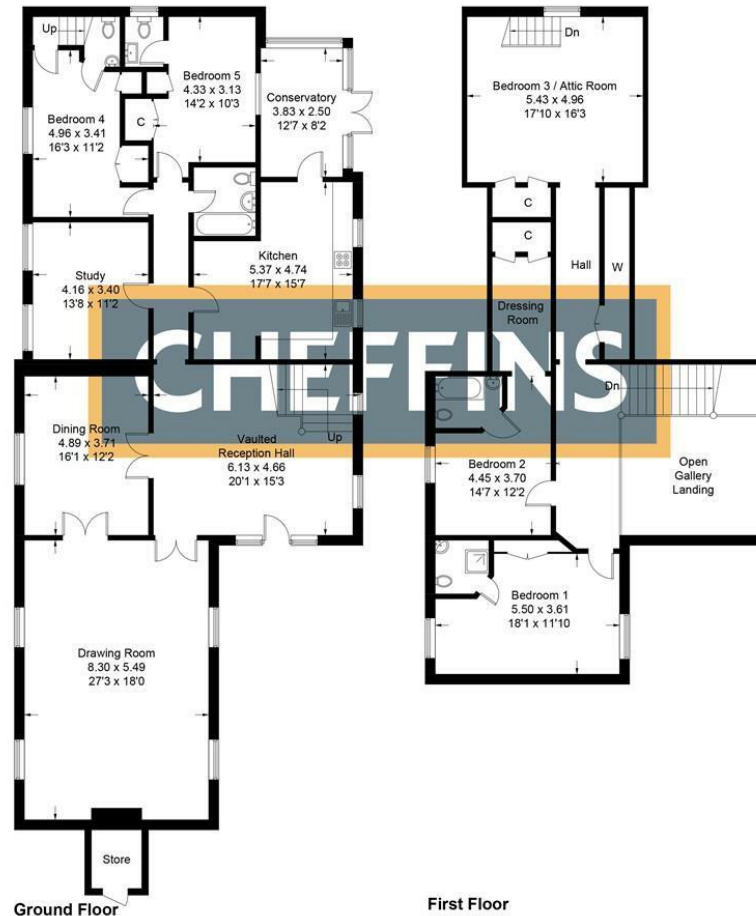
For more information on this property please refer to the Material Information Brochure on our website.

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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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.

Approximate Gross Internal Area
 Ground Floor = 192.5 sq m / 2072 sq ft
 First Floor = 120.5 sq m / 1297 sq ft
 Store = 2.6 sq m / 28 sq ft
 Total = 315.6 sq m / 3397 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1216071)

