



Ely Road, Chittering, CB25 9PH

CHEFFINS

Ely Road

Chittering,
CB25 9PH

- Detached 3 Bedroom House & Commercial Building
- 2 Ensuites
- Separate Utility
- Multiple Outbuildings
- Driveway & Ample Parking
- Freehold / Council Tax Band D / EPC Rating E

If you're looking for something truly bespoke, you absolutely must have a look at this! We are delighted to offer for sale this detached family home with separate detached annex/commercial building located in Chittering.

The main house offers an entrance hall, shower room, living room, dining room, kitchen, separate utility, further bathroom with 3 bedrooms to first floor with bedroom 1 benefitting with an ensuite.

There is also a detached annex/commercial building with cloakroom and shower room, kitchen, storage room, 2 office/meeting rooms with a further large office to the first floor. The annex also benefits with a further bedroom and ensuite to the ground floor.

Accessed by gravelled driveway, the property has ample parking, multiple outbuildings and laid to lawn and paved patio to the main house.

To fully appreciate all that's on offer, an early viewing is highly recommended.

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Guide Price £1,250,000





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.

MAIN HOUSE**ENTRANCE HALL**

With door to front, stairs rising to first floor, understairs storage cupboard, charactered radiator, cork-style flooring.

SHOWER ROOM

Fitted with a three-piece suite comprising high level WC, wash hand basin, shower cubicle with rainfall shower head, extractor fan, tiled flooring, opaque window to side.

LIVING ROOM

With window to front and side, tiled featured fireplace, built-in storage cupboards, cork-style flooring.

DINING ROOM

With window to front and side, featured fireplace with wood burner and stone tiled inglenook, cork-style flooring. Door to...

STORE ROOM / BOILER CUPBOARD

With opaque window to rear, water tank, tiled flooring.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, sink with mixer tap over, integrated oven and grill, four-ringed electric hob with extractor fan over, space for fridge/freezer, vinyl flooring, window to front. Opening through to...

UTILITY ROOM

Fitted with a range of wall units, work surface, space for washing machine and tumble dryer, window to side, vinyl flooring, radiator, door providing access to the garden.

BATHROOM

Fitted with a three-piece suite comprising low level WC, wash hand basin, freestanding bath, tiled flooring, opaque window to rear.

FIRST FLOOR LANDING

With window to side, loft hatch with loft ladder.

BEDROOM 1

With window to front and side, featured fireplace, wooden flooring. Door leading to...

ENSUITE

Fitted with a three-piece suite comprising crappers featured high level WC, wash hand basin, shower cubicle with rainfall shower over, heated towel rail, wooden flooring.

BEDROOM 2

With window to front and side, featured fireplace, built-in wardrobe, wooden flooring.

BEDROOM 3

With window to rear, wooden flooring.

OUTSIDE

The property is accessed via gravelled driveway leading to ample parking. There are multiple outbuildings with insulation and electricity connected. The main house is fully enclosed by cast iron fencing with laid to lawn section whilst the rear has paved patio with the continued lawn, raised beddings to borders with external oil boiler and enclosed section containing the oil tank.

ANNEX / COMMERCIAL BUILDING**ENTRANCE HALL**

With door to front, stairs rising to first floor. Door to...

LOBBY

With door to front, laminated flooring, 2 Velux windows. Opening leading to Office 2.

SHOWER ROOM

With rainfall shower, tiled flooring and splashbacks, extractor fan, opaque window to front, radiator.

CLOAKROOM

Fitted with a two-piece suite comprising low level WC, wash hand basin, tiled flooring, opaque window to side.

OFFICE 2

With three windows to side, two radiators, tiled flooring.

MEETING ROOM

With access to either side, two radiators, laminated flooring.

KITCHEN

With a range of wall mounted units, work surface, space for fridge/freezer, storage housing the hot water tank, tiled flooring, radiator.

STORE ROOM

With fire door to rear, partly tiled and laid wooden flooring.

OFFICE 1

With nine Velux windows, further windows to front, side and rear, two radiators, laminated flooring, venting for air conditioner.

ANNEX BEDROOM

With door to side, windows to side and rear, radiator.

ENSUITE

Fitted with a three-piece suite comprising low level WC, wash hand basin, shower cubicle.

AGENTS NOTE

Please note that the property is held on 3 titles.

We have been made aware that the commercial building can be converted to residential subject to planning.

We have been made aware that there is a public right of way footpath that goes over the land.

We have been made aware that the barn is within permitted development; our planning department can assist with enquiries.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £1,250,000
 Tenure – Freehold
 Council Tax Band – D
 Local Authority – South Cambs District Council



**Approximate Gross Internal Area 3331 sq ft - 309 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 797 sq ft – 74 sq m

First Floor Area 552 sq ft – 51 sq m

Annexe Ground Floor Area 1144 sq ft – 106 sq m

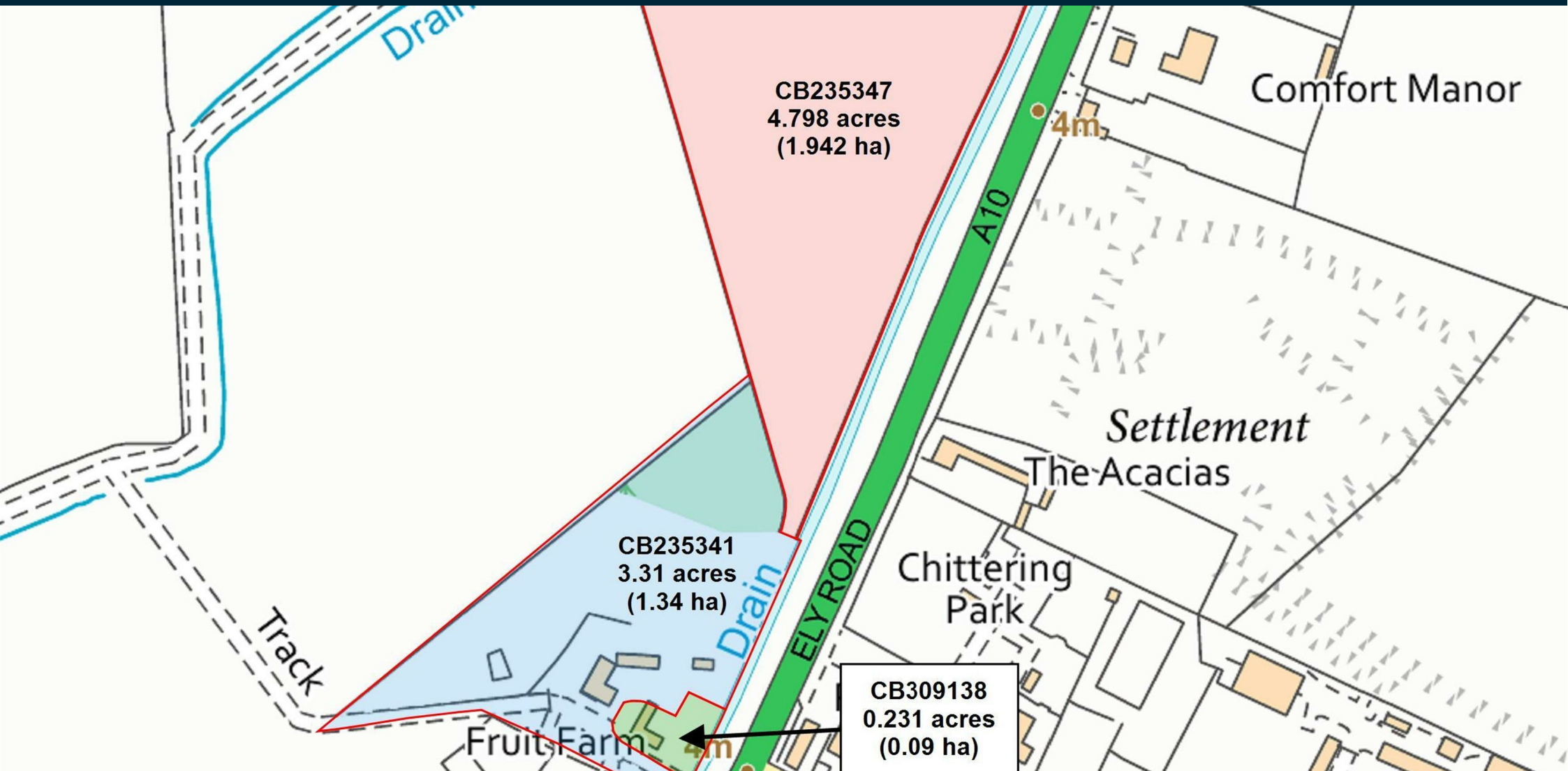
Annexe First Floor Area 838 sq ft – 78 sq m

Garage Area 155 sq ft – 14 sq m

Outbuilding Area 1028 sq ft – 96 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.



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.

