

133, Green End,
Comberton, CB23 7DY



CHEFFINS

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LOCATION

A substantial detached residence with accommodation extending to about 3050 sq ft with grounds in all extending to about 3 acres in this rather special semi rural location towards the outskirts of this well served village just a few miles west of the city. The property also has a useful range of outbuildings including stables, stores, and an office/ studio.

COVERED ENTRANCE

with downlighter, upvc double glazed door leading through to:

RECEPTION HALLWAY

coved ceiling with inset downlighters, spiral staircase leading to first floor, double panelled radiator, Travertine marble tiled floor, upvc double glazed window to the front.

CLOAKROOM/SHOWER

tiled wet room with rainwater shower head, separate hand held rose, Travertine tiling to floor and walls and granite tiling, low level dual flush w.c., and wash hand basin with mixer tap, storage cupboard below, double panelled radiator, ceiling with inset downlighters, double glazed and frosted window to the rear.

KITCHEN/BREAKFAST ROOM

fitted with a generous range of storage cupboards and drawers to base and eye level with rolltop working surfaces, 4 oven electric Aga, fitted Hotpoint electric double oven, Neff microwave oven and Neff coffee machine, plumbing and space for American style fridge/freezer, double panelled radiator, coved ceiling with inset downlighters, upvc double glazed doors to the rear leading out to the garden, twin glazed doors through to:

DINING ROOM

ceiling with coving, inset downlighters, log burning stove, double panelled radiator, upvc double glazed window to the front.

INNER HALL

with principal staircase leading to the first floor, Travertine tiled floor, double panelled radiator, vaulted ceiling with double glazed Velux rooflight, upvc double glazed window to the front.

LIVING ROOM

with log burning stove, double panelled radiator, coved ceiling with inset downlighters, upvc double glazed windows to the front and a pair of upvc double glazed doors leading out to the garden.

BEDROOM 4/FAMILY ROOM

double panelled radiator, upvc double glazed windows to the front and side, coved ceiling.

BEDROOM 5/STUDY

coved ceiling, double panelled radiator, upvc double glazed window to the side.

UTILITY/BOOT ROOM

rolltop working surfaces with inset single drainer stainless steel sink unit with mixer tap, range of fitted cupboards, plumbing and space for automatic washing machine, cupboard housing pressurised hot water cylinder, linen cupboard with radiator and slatted shelving, Travertine tiled floor, double panelled radiator, upvc double glazed and panelled door leading to outside, fitted and concealed tumble dryer.





ON THE FIRST FLOOR

approached via principal staircase.

LANDING

BEDROOM 1

range of fitted wardrobe cupboards, double panelled radiator, eaves storage, upvc double glazed windows to the front and rear, double glazed Velux rooflight and ceiling with inset downlighters.

ENSUITE BATHROOM

tilled shower cubicle with glazed door, pedestal wash hand basin with mixer tap and low level dual flush w.c., part tiled walls, storage cupboard, tiled floor, heated towel rail/radiator, double glazed Velux window and extractor fan.

ON THE SECOND FLOOR

accessed via spiral staircase.

LANDING

access to loft space, coved ceiling, storage cupboard.

BEDROOM 2

double panelled radiator, range of fitted bedroom furniture, upvc double glazed window to the front and double glazed Velux rooflights.

BEDROOM 3

coved ceiling, fitted cupboard, double panelled radiator, upvc double glazed windows to the front and side.

BATHROOM

fitted with Jacuzzi bath, tiled walls, pedestal wash hand basin, low level w.c., double glazed Velux rooflight.

OUTSIDE

The property sits within its own delightful established plot in all extending to 2.98 acres with powered 5-bar electric gate with a gravelled driveway leading to parking area. Front garden laid to lawn, mature tree and hedgerow. Paddocks to the side enclosed by post and rail fencing and close boarded fencing, hedgerow, stable block with power and light, 3 loose boxes.

Formal gardens to the rear with paved patio area, pergola, raised beds, principally laid to lawn, large timber storage shed, greenhouse and detached OFFICE/STUDIO electric panel heating, wired internet connection, access to loft space, upvc double glazed windows and doors, and store to the front with up and over door.

Further paddock to the rear with field shelter and post and rail fencing and small woodland to the rear surrounded by views of open countryside.

SERVICES

Mains water, private drainage, mains electricity.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
7. If there is any point, which is of particular importance please ask us or seek professional verification.
8. These Sales Particulars do not constitute a contract or part of a contract.

Area: 2



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