

28a, High Street,
Shepreth, SG8 6PP



CHEFFINS

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A fine example of modernist architecture fitted to an exceptional standard with a wealth of attractive features with large versatile accommodation extending to about 4900sqft (456m2) occupying an attractive position close to the centre of this well served south Cambridgeshire Village with railway station.

ENTRANCE DOOR

with brushed stainless bar handle leading into open plan kitchen/ dining/ sitting room with feature stainless and glazed staircase rising to the first floor.

KITCHEN

high quality German kitchen with corian working surfaces with a generous range of handle-less soft close cupboards and drawers to basin eye level with large island with corian working surfaces with boiling water tap, induction hob with down draft extractor, fitted fan oven and microwave combination oven, fitted and concealed refrigerator, freezer, and dishwasher. Ceiling with a range of inset downlighters, mains wired smoke and heat alarms, under floor heating, double glazed floor to ceiling windows and doors to front and rear. Further door leading to outside, brushed stainless bar handle, colour change lighting.

UTILITY ROOM

with frosted glazed sliding door, corian working surfaces with range of handleless cupboards fitted and concealed automatic washing machine, sliding door to plant room, pressurised hot water cylinder, under floor heating controls, air source heat pump. Double glazed window to the side, extractor fan, ceiling with inset downlighters.

LIVING ROOM

with glazed sliding door, range of inset downlighters, colour change lighting, provision for wall mounted television, double glazed windows to the side and rear. Double glazed sliding doors to the side leading out to the garden.

DRAWING ROOM

ceiling with inset downlighters, under floor heating, double glazed picture windows to the front, underfloor heating, double glazed window to either side.

CLOAKROOM/ SHOWER ROOM

ceiling with inset downlighters, extractor fan, dual flush w.c., hand wash basin with storage drawers below, mixer tap, mirror to splashbacks, walk in tiled shower, drench shower head, glazed screen, double glazed and frosted window.

FIRST FLOOR

SPACIOUS LANDING

feature vaulted ceilings, glazed balustrades, under floor heating, double glazed window to the front.





PRINCIPAL BEDROOM SUITE

feature part vaulted ceiling, coloured lighting, ceiling with inset downlighters, under floor heating, provision for wall mounted television, double glazed windows to either side.

WALK IN DRESSING ROOM

vaulted ceiling, ceiling with inset downlighters, fitted hanging rail, storage shelving, mirror, underfloor heating.

BATHROOM

feature part vaulted ceiling, inset downlighters, extractor fan, free standing bath, wall mounted mixer, dual flush w.c., hand wash basin with mixer and storage, drawers below, fitted mirror, walk in tiled shower, glazed screen, under floor heating, double glazed and frosted window to the side.

BEDROOM 2

feature vaulted ceiling, double glazed floor to ceiling window to the front, double glazed windows to either side, provision for television, under floor heating.

BEDROOM 3

part vaulted ceiling with inset downlighters, provision for wall mounted television, under floor heating, double glazed windows to aspects.

BEDROOM 4

part vaulted ceiling, inset downlighters, provision for wall mounted television, under floor heating, double glazed window to the front aspect.

BEDROOM 5

part vaulted ceiling with inset downlighters, under floor heating, provision for wall mounted television, double glazed window to the side.

BATHROOM

part vaulted ceiling, inset downlighters, free standing bath, tiled shower cubicle, glazed screen, hand wash basin with storage drawers below, mirrored splashbacks, dual flush w.c., under floor heating, extractor fan, double glazed and frosted window.

OUTSIDE

the property sits in its own delightful established plot with driveway to front with pavements leading to front door and gated access to rear garden.

The front gardens are principally laid to lawn with a tree and a range of shrubs. The rear garden with fencing, mature trees, shrubs, paved patio area and side pathway with space for bin and air source heat pumps.

AGENTS NOTE

The plot is 20m x 70m max

Rear garden - 31m x 18.8m approx.









Approx. gross internal floor area 456 sqm (4900 sqft)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Special Notes

- 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.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- 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.
- If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.



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