



Ascham Lane, Whittlesford, CB22 4NT

CHEFFINS

Ascham Lane

Whittlesford,
CB22 4NT

- Substantial Detached Residence
- 4 Double Bedrooms
- 0.26 Acre Plot Allowing For Further Expansion (STP)
- Detached Double Garage
- 3 Reception Rooms
- Quiet Residential Development With Ease Of Access To Local Amenities
- Close Proximity To Mainline Station

A substantial detached residence located in a quiet corner at the end of a cul-de-sac, and forming part of this much sought after, well served South Cambridgeshire village. In need of some sympathetic improvement and updating, the property sits comfortably within its own 0.26 acre plot, and has the advantage of a detached double garage and a vegetable garden.



Guide Price £675,000





LOCATION

Whittlesford is a popular village located 8 miles south of Cambridge and well positioned for access to the M11, A11 and A505. There are a wide variety of facilities within the village, including an excellent primary school, local shop and post office, large village green, public houses, 2 churches and a veterinary practice. Further amenities are available in nearby Sawston and Duxford, the location of the Imperial War Museum. Whittlesford also benefits from its own mainline station, which provides direct links to London Liverpool Street.

PANELLED GLAZED ENTRANCE DOOR

leading through into:

ENTRANCE HALLWAY

with stairs rising to first floor accommodation, double panelled radiator, wall mounted storage cupboard, frosted glazing through into living room and doors leading through into respective rooms.

CLOAKROOM

steps leading down, two piece suite with low level w.c. with hand flush, wash hand basin with separate hot and cold taps, decorative tiled surround, tile effect flooring, radiator, understairs storage cupboard, double glazed window fitted with privacy glass out onto front aspect.

SITTING ROOM

with coved ceiling, fireplace with stone surround and wooden mantle and stone hearth, three double panelled radiators, serving hatch into kitchen, double glazed window to front aspect, set of double glazed windows overlooking garden, set of double glazed sliding doors leading out onto patio and creating a large entry point of light into this room.

DINING ROOM

with exposed wooden beam, radiators, serving hatch into kitchen, windows to both side and front aspect.

KITCHEN/BREAKFAST ROOM

An open plan L-shaped space perfect for entertaining. Kitchen area comprises a collection of both wall and base mounted storage cupboards and drawers with a tiled effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap and drainer to either side, tiled splashback, space for cooker with further tiled splashbacks, space and plumbing for dishwasher and double glazed windows to both rear and side aspect, opening to breakfast area with further wall and base mounted storage cupboards and drawers with tiled effect rolltop work surface, tile effect flooring, double panelled radiator, panelled glazed door leading through into:

UTILITY ROOM

which comprises a collection of both wall and base mounted storage cupboards and drawers with rolltop work surface with inset stainless steel sink with

hot and cold mixer taps, drainer to side, space and plumbing for washing machine and dryer, base mounted oil fired boiler providing hot water and heating for the property, large built-in storage cupboard with fitted railings and shelving, store which has also been previously used as an office, accessed via a sliding timber door with fitted shelving and double glazed window to rear aspect, double glazed windows out onto rear aspect, panelled glazed door with frosted glazing leading out onto garden.

ON THE FIRST FLOOR

SPLIT-LEVEL LANDING

with drop down loft hatch with fitted ladder, storage cupboard/airing cupboard housing hot water cylinder and fitted timber shelving, window to front aspect and doors leading into respective rooms.

PRINCIPAL BEDROOM

with a wealth of built-in wardrobes fitted with railings and shelving, base mounted vanity unit with rolltop surface, double panelled radiator, double glazed window overlooking garden and double glazed full height window/door out onto flat roof.

BEDROOM 2

with built-in wardrobes fitted with railings and shelving, radiator, windows to both front and side aspect.

BEDROOM 3

L-shaped room with radiators, full height double glazed window overlooking garden and fields to the rear.

BEDROOM 4

with exposed timber flooring, built-in wardrobes fitted with railings and shelving, radiator, full height windows to front aspect.

BATHROOM

comprising a three piece suite with combined shower and bath with wall mounted shower head, hot and cold mixer bath tap, wall mounted electric shower, low level w.c. with hand flush, wash hand basin with separate hot and cold taps, decorative tiled surround, tile effect flooring, heated towel rail and radiator, extractor fan, double glazed window overlooking garden.

OUTSIDE

The property is set in a quiet corner of a cul-de-sac and has parking for up to 4 vehicles along the length of its driveway. The driveway entrance is shared with the next door neighbour and is approached via a dropped kerb. At the top of the drive stands a detached double garage, fitted with power and lighting, and accessed through 2 up-and-over front doors as well as a partially glazed side door. The front garden is principally laid to lawn with a number of mature trees centrally positioned. A paved pathway from the driveway leads to the covered front entrance and to a gated side access which is currently not in use.

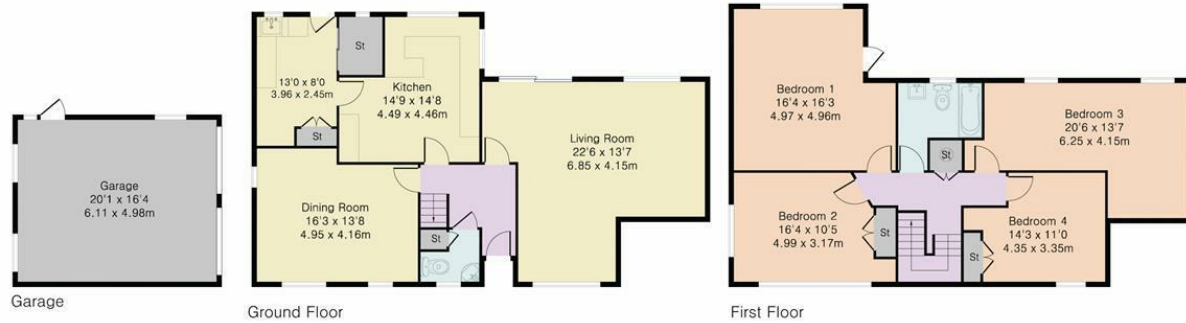
To the rear of the property is a large and mature garden which is principally laid to lawn with a paved patio area outside the living room. A brick built barbecue stands adjacent to the patio, which is bordered by shrubs. The remainder of the garden is surrounded by mature shrubs and fruit trees (apple, pear and plum). A hedge separates a vegetable garden, which includes an 8' x 6' greenhouse and an asparagus bed. The area is enclosed by fencing and the garden itself backs on to open grassland and fields.







Approximate Gross Internal Area 1950 sq ft – 181 sq m
 Ground Floor Area 989 sq ft – 92 sq m
 First Floor Area 961 sq ft – 89 sq m
 Garage Area 328 sq ft – 30 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			63
(55-68) D			
(39-54) E		36	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £675,000

Tenure - Freehold

Council Tax Band - F

Local Authority - South Cambridgeshire

District Council



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



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