



Long Road, Comberton, CB23 7DG

CHEFFINS

Long Road

Comberton,
CB23 7DG

A substantial modern detached residence offering well proportioned and versatile accommodation over two floors, occupying a desirable position towards the edge of this favoured, well served village just a few miles west of the city. The property stands comfortably within its own established grounds in all extending to about 0.17 of an acre.

5 2 3

Guide Price £1,000,000





LOCATION

Comberton is located 6 miles to the west of Cambridge and is well placed for major routes including the A428 and M11. The village benefits from numerous amenities including a village shop, post office, butcher, public house/restaurant, primary school, village college and is close to the Cambridge Meridian Golf Club.

ENTRANCE HALLWAY

With entrance door, stairs to the first floor, under stairs storage, wood effect flooring, doors to:

KITCHEN/DAY ROOM

With window to the front and rear aspect, two tone fitted kitchen with a range of eye and base level units, quartz counter with inset sink and a half with mixer tap, inset four ring electric hob with extractor hood over, integrated appliances include two chest level ovens, dishwasher, full height fridge, space for wine fridge, breakfast bar with quartz counter, wood effect flooring, bifold doors to the garden, door to:

UTILITY ROOM

With window to the rear aspect, base level units with counter over, inset sink and drainer with mixer tap over, space and plumbing for washing machine, space for under counter freezer, wood effect flooring.

INNER HALLWAY

With storage cupboard, wood effect flooring, doors to:

LOUNGE

With window to the side aspects, large wood burning stove with natural stone hearth, bifold doors to the garden.

DINING ROOM

With window to the front aspect.

STUDY/FAMILY ROOM

With window to the front aspect, storage cupboard.

GUEST CLOAKROOM

With window to the side aspect, suite comprising; low level wc with hidden cistern and eco flush plate with feature quartz counter over, wall mounted wash stand with two inset basins with chrome mixer taps over, part tiled walls, wood effect tiled floor.

FIRST FLOOR

LANDING

With window to the side aspect, loft access via hatch, airing cupboard, doors to:

PRINCIPAL BEDROOM

With large apex feature window overlooking the garden, window to the side aspect, integral wardrobes, door to:

EN-SUITE BEDROOM

With contemporary suite comprising; panelled bath with chrome mixer tap over and inset WaterVue tv, low level wc with hidden cistern and eco flush plate, wall mounted vanity unit with

basin over, large glass and chrome shower enclosure with drencher head over, chrome heated towel rail, wood effect flooring, part tiled walls.

BEDROOM 2

With large apex feature window overlooking fields to the front, window to the side aspect.

BEDROOM 3

With window to the rear aspect, integral wardrobes.

BEDROOM 4

With window to the front aspect.

BEDROOM 5/OFFICE

With window to the front aspect.


OUTSIDE

The front boundary of the property is retained by a low level timber fence with a rendered brick pier opening offering access to the gravel driveway. The front garden also features an artificial lawn area, raise and low level feature flower beds and a mature tree.

The fully enclosed rear garden is mostly laid to lawn with a selection of trees, a large timber decked area, feature flower beds, two storage sheds, external lights, power points and tap and gated side access.





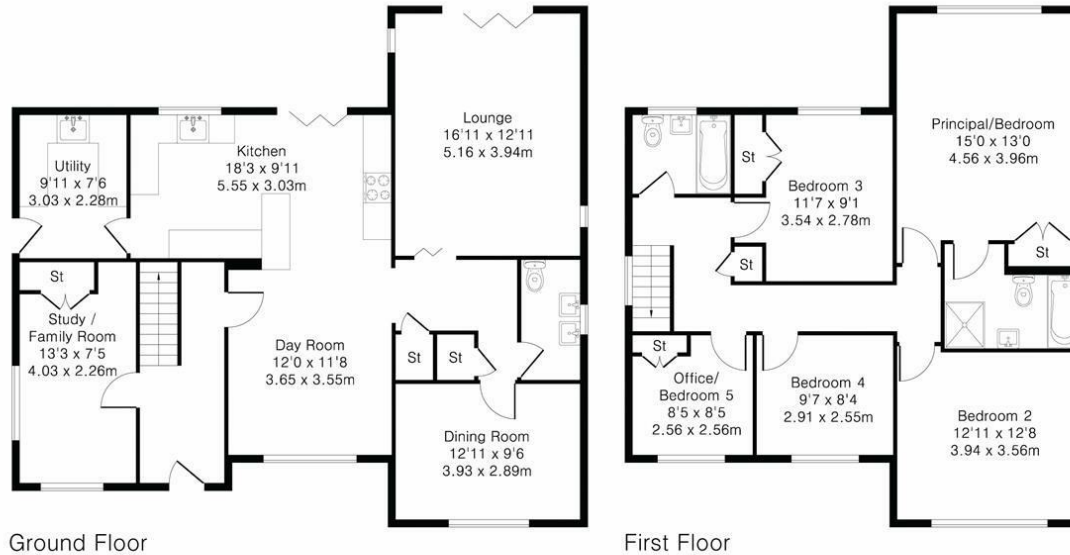
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Guide Price £1,000,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - South Cambridgeshire District Council



Approximate Gross Internal Area 2001 sq ft – 186 sq m
 Ground Floor Area 1107 sq ft – 103 sq m
 First Floor Area 894 sq ft – 83 sq m



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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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.