



Comberton Road, Toft, CB23 2RY

**CHEFFINS**

# Comberton Road

Toft,  
CB23 2RY

A unique opportunity to acquire a sympathetically improved and extended detached double fronted Victorian village house in a quite delightful and rather special position at the end of a long driveway and set in beautiful mature gardens extending in all to about 0.647 acres with views over Meridian Golf Course. The property offers well proportioned and versatile living accommodation together with a ground floor bedroom/office which offers potential for enlargement/alteration subject to planning consent.

6 5 3

**Guide Price £1,300,000**





## LOCATION

The property occupies a rather special and quite delightful position at the end of a long driveway and enjoys wonderful views towards Meridian Golf Course. The property is also located close to the heart of the highly sought after village of Toft with its own post office/stores. The property is located just 2 miles from the larger village of Comberton with its own renowned Village College and is also close to the village of Barton to the east and M11 motorway access (Junction 11). The university City of Cambridge about 5 miles distant and the village is so well placed for access to major routes and rail links.

**WOOD PANELLED FRONT ENTRANCE DOOR**  
to:

**RECEPTION HALL**

With double radiator, moulded corning, natural oak flooring, staircase off to the first floor, brick stairs leading down to cellar.

**SITTING ROOM**

Door from hall leading to sitting room with a feature and most attractive central open fireplace with a marble hearth and decorative wooden sides and mantle, extensive fitted book and storage shelves with central sliding sash window to front aspect, radiators with decorative covers, and most attractive sliding sash window to side aspect, door from sitting room leading to:

**KITCHEN/BREAKFAST ROOM**

A wonderful open-plan living space incorporating a kitchen and an inset twin bowl, stainless steel sink with mixer taps and spray tap, extensive base units to either side with cupboards and drawers beneath. Integrated Bosch dishwasher and integrated AEG oven and grill, five point Neff induction hob with contemporary style extractor cooker hood. Wall storage cupboards, further base units comprising natural wood-style worksurfaces with drawers beneath and at the far end of the kitchen is the breakfast room with further base units and wall storage cupboards and a fitted upright larder style unit, space for an upright fridge/freezer. Ceramic tiled flooring, fitted bookshelves and full height sealed unit double glazed windows and door leading to paved rear terrace and gardens, glazed door to:

**CONTERVATORY STYLE GARDEN ROOM**

with ceramic tiled floor, radiator, full height bi-fold doors with a wonderful vista over the rear terrace and gardens. Glazed door leading to:

**LIVING ROOM**

A most flexible reception room with an attractive feature fireplace with marble hearth and decorative surround and mantle over, radiator, extensive fitted book and storage shelves, sliding sash windows to front and side aspect, natural oak flooring and door to:

**REAR LOBBY**

With sealed unit double glazed windows to front aspect.

**GROUND FLOOR SHOWER ROOM**

With a fully tiled shower cubicle with wall mounted shower unit with large head, pedestal wash hand basin and wc, electric shaver socket and high level sealed unit double glazed window to front aspect and internal door leading to garage.

**LEAN TO UTILITY/PANTRY**

With part glazed door with frosted glass leading from kitchen/breakfast room. With quarry tiled flooring, high semi-vaulted ceiling with double glazed units and exposed timbers opening to further recessed utility areas with space and plumbing for washing machine and a mega flow hot water cylinder and door to:

**STORAGE/BOOT ROOM**

With small timber door to outside. There is also a glazed door leading from the utility area to a covered rear porch with access to side driveway and gardens and a further door leading to:

**STUDIO/HOME OFFICE/BEDROOM 6**

With double radiator, high semi-vaulted ceiling, exposed beams and natural wood style flooring and sealed unit double glazed windows overlooking the rear gardens.

**FIRST FLOOR**

With staircase from main hall leading up to:

**HALF LANDING**

With radiator, double glazed windows to rear aspect.

**MAIN LANDING**

With trap door to roof space.

**BEDROOM 1**

Door from inner landing leading to self-contained bedroom suite with radiator, dual aspect double glazed windows with wonderful views over the rear gardens. Door to:

**WALK IN WARDROBE**

With automatic light. There is also a further built-in wardrobe with folding doors and door to:

**EN SUITE SHOWER ROOM**

With a walk in, tiled shower cubicle, wall mounted shower unit with large head, vanity style unit with wash hand basin and mixer taps, low level wc, fitted shelved storage cupboard, extractor fan.

**BEDROOM 2**

With fitted wardrobes and cupboards above, sliding sash window to front aspect and double glazed window to side aspect, radiator. And door to:





### EN SUITE BATHROOM

White suite; comprising bath, vanity style unit with wash hand basin and drawers below, mixer taps, low level wc, wall mirror, fitted medicine cabinet above. with mirror fronted doors and a large fitted shower cubicle with wall mounted shower with large head, glazed doors.

### BEDROOM 3

With radiator, sliding sash windows to front aspect, built in large walk-in wardrobe and door to:



### EN SUITE SHOWER ROOM

With a shower cubicle and wall mounted shower unit, vanity style unit with tiled shelf, wash hand basin with mixer taps, low level wc, wall mounted towel rail/radiator and double glazed windows to side aspect.

### BEDROOM 4

With radiator, built in wardrobes with shelved cupboards to side and cupboards above, sealed unit double glazed windows to rear aspect with a wonderful view of the garden and a pair of wooden doors leading to:



### EN SUITE SHOWER ROOM

With shower cubicle, wall mounted shower unit with large head, wash hand basin with splashback and low level wc, ceramic tiled floor, vertical radiator/towel rail, electric shaver socket and wall mirror.

### BEDROOM 5

With sliding double glazed windows to front aspect.

### OUTSIDE

To the front of the property, there is a long

driveway and the first part is shared with a neighbouring property who have right of access. There is also an area of garden, running down the side of the driveway, laid to lawn with a variety of mature shrubs, bushes and trees including fruit trees, mature oak, horse chestnut, hazel, silver birch, mulberry and yew with hedge around and in turn this leads to a mature garden/wooded area, laid to lawn, with a variety of fine, mature trees and well stocked borders and shrubs. There is also an extensive pebble stone courtyard style driveway and parking area with a further driveway to the side, leading to the GARAGE; with light and power, a pair of part-glazed doors to front aspect and sealed unit double glazed window to rear aspect and side door to garden.

To the side of the property, further mature grounds, which, in turn, leads to the rear garden. The delightful rear gardens are a very special feature indeed, and enjoy a high degree of privacy and seclusion and extend in all to about 0.647 of an acre. The gardens are principally laid to lawn with a great variety of mature trees, shrubs around and there is also a feature garden pond towards the end of the garden and the gardens back onto farmland and enjoy stunning views towards Meridan Golf Club.

To the other side of the property, there is a generous courtyard style area with climbing shrubs and hedgerow to the side. There is also an outside oil storage tank and oil fired boiler in this part of the garden. There is a paved pathway leading to the front courtyard driveway and front courtyard area, on the other side of the property, there is a large, timber, constructed store with covered veranda to rear and further lean to storage area.

### AGENTS NOTES

Tenure - Freehold  
Council Tax Band - G  
Property Type - Detached House  
Property Construction - Standard  
Number & Types of Room - Please refer to floor plan  
Square Footage - 2772 sqft  
Parking - Garage and Driveway

### UTILITIES/SERVICES

Electric Supply - Mains  
Water Supply - Mains  
Sewerage - Mains  
Heating - Boiler and radiators, oil  
Broadband - Ultrafast (Predicted download speed up to 900Mbps)  
Mobile Signal/Coverage - OK  
Conservation Area - Yes

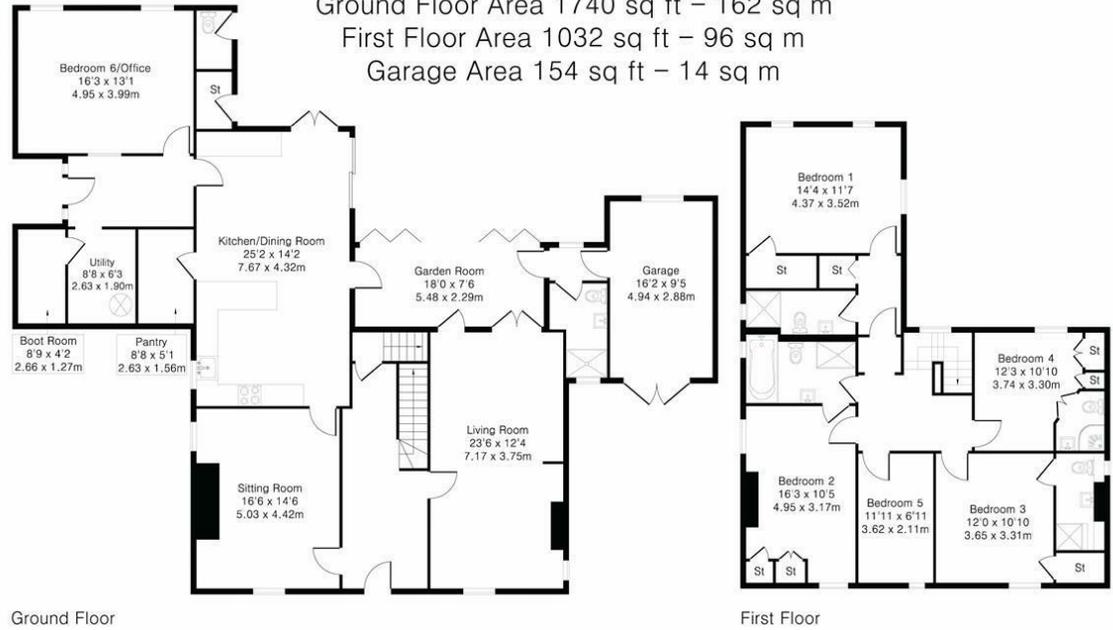
| Energy Efficiency Rating                           |                            | Current   | Potential |
|--|----------------------------|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |           |
| (92 plus) <b>A</b>                                 |                            |           |           |
| (81-91) <b>B</b>                                   |                            |           |           |
| (69-80) <b>C</b>                                   |                            |           | <b>72</b> |
| (55-68) <b>D</b>                                   |                            | <b>46</b> |           |
| (39-54) <b>E</b>                                   |                            |           |           |
| (21-38) <b>F</b>                                   |                            |           |           |
| (1-20) <b>G</b>                                    |                            |           |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |           |



Guide Price £1,300,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - South Cambridgeshire  
 District Council



Approximate Gross Internal Area 2772 sq ft – 258 sq m  
 Ground Floor Area 1740 sq ft – 162 sq m  
 First Floor Area 1032 sq ft – 96 sq m  
 Garage Area 154 sq ft – 14 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.