



Manor Farm Road, Waresley, SG19 3BX





## Manor Farm Road

Waresley,  
SG19 3BX

- No Upward Chain
- Solar Panels Generating Approximately £1000 per Annum
- Heated Pool With an Air Source Heat Pump
- High Specification Home Studio/Annexe
- Located in an Idyllic and Tranquil Semi-Rural Position

The Studio occupies an idyllic and tranquil semi-rural position with versatile accommodation extending to approximately 2674 sqft. This impressive architect designed home provides flexible spaces for living, working and relaxing within an envelope generating electricity from the solar panels located on the studio/annexe roof, which is sold back to the grid. The elegantly designed studio/annexe is set within the grounds of approximately 0.5 of an acre and separates the principal gardens with the pool area from the secluded lawn area and vegetable garden beyond.

4 2 2

Guide Price £950,000







## LOCATION

Waresley is a lovely small village with an active Church, Cricket Club, Garden Centre which runs a farm shop, a recently refurbish freehold country pub and a nature reserve within walking distance. It is in the catchment area for Barnabus Oley C of E Primary school (Ofsted Outstanding) and Comberton Village College (Ofsted Outstanding). St. Neots mainline station is a short drive away providing commuters with excellent links to London Kings Cross and the Park & Ride into the historical Cambridge City Centre is approx 15 minutes drive.

## ENTRANCE HALLWAY

With entrance door, glazed window to the side aspect, tiled floor glazed door to:

## OPEN HALLWAY

Open to living area, storage cupboard, door to kitchen, open archway to inner hallway, doors to bedroom three and four

## KITCHEN/BREAKFAST ROOM

With windows to the front and side aspect, matching eye and base level units, worktop with inset sink and a half with drainer grooves, space for dishwasher and oven, integrated fridge, tiled splashback, tiled floor, door to:

## UTILITY/BOOT ROOM

With windows to the front and side aspect, matching eye and base level units, wooden preparation counter with inset sink and drainer, space and plumbing for washing machine, tiled floor, door to breakfast patio, door to:

## OPEN PLAN LIVING AREA

With window to the front and rear aspect, spiral staircase to first floor room, steps down to the lounge area with a wood burning stove, open to family room, glazed door to the garden room

## GUEST CLOAKROOM

With wall mounted hand wash basin, low level wc with hidden cistern, tiled floor

## OFFICE/FAMILY ROOM

With window to the rear aspect

## GARDEN ROOM

With windows to the side and rear aspect, skylights, tiled floor, glazed door to the patio area, door to the garage

## INNER HALLWAY

With fitted storage cupboards, doors to:

## PRINCIPAL BEDROOM

With windows to the front aspect, fitted wardrobes, glazed double door to the garden, door to:

## EN-SUITE BATHROOM

With window to the front aspect, suite comprising, freestanding bath with chrome mixer tap, bidet, low level wc, his and her vanity units with inset basins, large shower cubicle with glass and chrome doors and a drencher head over, tiled floor, part tiled walls

## BEDROOM 2

With window to the side aspect, wood effect flooring

## BEDROOM 3/STUDY

With window to the side aspect

## SHOWER ROOM

With suite comprising; low level wc with hidden cistern, vanity unit with inset wash basin, large shower cubicle with glass and chrome doors and drencher head over, tiled floor, part tiled walls

## FIRST FLOOR ROOM

With window to the rear aspect, wooden flooring, door to loft storage

## OUTSIDE

The front garden is retained by a brick wall with gated access to the driveway leading to the garage with an electric up and over door. There is also a breakfast patio enjoying open rural views to the front and a lawned area with a range of shrubs and small trees.

The secluded and well established rear garden offers a true sense of tranquillity enjoying a range of features including an attractive historic wall running along the Western boundary, a large patio area, a selection of mature trees and shrubs, a pond, the recent addition of a heated pool surrounded by a composite decked area, vegetable garden, storage shed and an impressive home studio/annexe with external lights, an outside tap and external power points.

## HOME STUDIO/ANNEXE

With entrance hallway, wood effect flooring, underfloor heating, door to shower room, door to studio/living area

## SHOWER ROOM

With window to the front aspect, suite comprising, corner shower, low level wc with hidden cistern and eco flush plate, wash basin with chrome mixer tap, wood effect flooring, underfloor heating

## STUDIO/LIVING ROOM

With lantern roof lights, windows overlooking the garden, wood effect flooring, underfloor heating, patio doors opening to the pool area, door to kitchen area

## KITCHEN AREA

With a range of wall and base units, preparation counter, inset sink with chrome mixer tap over, wood effect flooring, underfloor heating

## AGENTS NOTES

Tenure - Freehold

Council Tax Band - G

Property Type - Detached Bungalow

Property Construction - Brick and Tile Roof

Number & Types of Room - Please refer to floor plan

Square Footage - 2674

Parking - Private Gated Drive

## UTILITIES/SERVICES

Electric Supply - Mains Supply

Water Supply - Mains Supply

Sewerage - Mains Supply

Heating - Boiler and radiators, LPG

Broadband - Ultrafast Available

Mobile Signal/Coverage - OK

Conservation Area - Yes



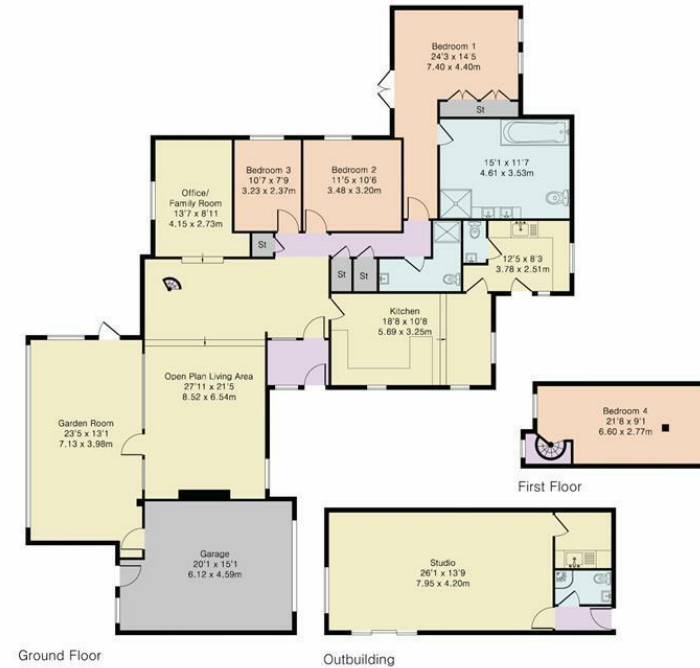








Approximate Gross Internal Area 2674 sq ft – 249 sq m  
 Ground Floor Area 2032 sq ft – 189 sq m  
 First Floor Area 189 sq ft – 18 sq m  
 Outbuilding Area 453 sq ft – 42 sq m  
 Garage Area 283 sq ft – 26 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			58
(39-54) E		35	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £950,000

Tenure - Freehold

Council Tax Band - G

Local Authority - Huntingdonshire 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.



Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk



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.