



Church Lane, Kingston, CB23 2NG

CHEFFINS

Church Lane

Kingston,
CB23 2NG

A most beautifully presented and substantial detached country residence, with accommodation extending to about 2441 sqft occupying a most enviable location on the outskirts of this picturesque village enjoying views over the adjoining countryside with its own established grounds in all extending to about 0.39 acres.

6 2 3

Guide Price £1,100,000





LOCATION

The picturesque village of Kingston is conveniently located just 8 miles south west of the university City of Cambridge. The village is so well placed for access to schools including Comberton Village College which is just 2 miles distant. Within a mile and a half of the property there are two golf clubs, additionally the recently developed Cambridge Country Club sits less than half a mile away. The village is also conveniently placed for commuters requiring access to main line stations and major road links.

COVERED ENTRANCE

with oak posts and pitched tiled roof, carriage lamp, panelled and double glazed entrance door leading into:

RECEPTION HALLWAY

with staircase rising to the first floor, natural timber handrail and painted newel post and spindles with understairs storage cupboards, radiators, recess with coat hooks, coved ceiling, double glazed windows to the front, twin doors through to:

CLOAKROOM

fitted with white two piece suite comprising low level w.c., pedestal wash hand basin with tiling to splashbacks, radiator.

SITTING ROOM

feature open fireplace with stone hearth, wooden mantel and surround, coved ceiling, radiators, double glazed windows to the front and side and double glazed sliding doors to the rear leading out to the garden.

KITCHEN/BREAKFAST ROOM

Kitchen is fitted with a generous range of cupboards and drawers to base and eye level with granite working surfaces with matching upstands as well as island unit with granite worktop and drawers and cupboards below, double bowl Villeroy and Boch butler style sink unit with mixer tap, fitted AEG double oven, fitted and concealed refrigerator, pull-out larder, broom cupboard, drying cupboard with radiator, 5 ring Neff induction hob unit with glazed splashback, extractor hood above, tiled floor, architectural radiators, coved ceiling with inset downlighters, double glazed windows to three aspects and a double glazed door leading out to the garden.

UTILITY/BOOT ROOM

range of fitted storage cupboards and drawers, rolltop working surfaces, single drainer stainless steel sink unit with mixer tap, plumbing and space for automatic washing machine, space for tumble dryer, coved ceiling, tiled floor, panelled and double glazed door to the rear and double glazed window to the rear.

DINING ROOM

coved ceiling, radiators, fitted storage cupboards, fitted shelving, coving, wall lights, double glazed windows to side and rear, double glazed and panelled door leading out to the garden.

STUDY

fitted desk, adjustable shelving, radiator, double glazed window to the front.

ON THE FIRST FLOOR

LANDING

access to loft spaces, coved ceiling, wall lights, fitted linen cupboard, insulated hot water tank and slatted shelving, radiator.

BEDROOM 1

coved ceiling, inset downlighters, radiators, fitted wardrobe cupboards, double glazed windows to front, side and rear.

BEDROOM 2

coved ceiling, radiator, fitted wardrobe cupboards, fitted storage cupboard, double glazed window to the front.

BATHROOM

with white suite comprising panelled bath with wall mounted mixer, shower unit above, drencher shower head and handheld rose, wash hand basin with mixer taps, storage cupboard below, low level dual flush w.c., heated towel rail/radiator, exposed and sealed floorboards, ceiling with inset downlighters, fitted shelving, double glazed and frosted window to the rear.

BEDROOM 3

radiator, fitted wardrobe cupboard, double glazed window to the front.

BEDROOM 4

fitted wardrobe cupboard, radiator, double glazed windows to front and side.

BEDROOM 5

wardrobe cupboard, radiator, double glazed windows to side and rear.

BEDROOM 6

fitted wardrobe cupboard, radiator, double glazed window to the rear.

FAMILY BATHROOM

fitted with white suite comprising panelled bath with separate shower unit above and glazed shower screen, pedestal wash hand basin, low level w.c., storage cupboard, heated towel rail/radiator, part tiled walls, double glazed frosted window to the rear, extractor fan, downlighters.

OUTSIDE

The property sits on its own delightful plot in all extending to 0.39 acres with deep front garden principally laid to lawn with well stocked flowering and shrub beds and mature trees and shrubs, gravelled driveway. DOUBLE GARAGE with remote control up and over door, power and light connected, eaves storage, frosted window, personal door to the side.

Rear garden principally laid to lawn, well stocked flowering and shrub beds, paved patio area, trellis, gated access to vegetable garden, timber storage shed.

AGENTS NOTES

Tenure - Freehold
Council Tax Band - G
Property Type - Detached House
Property Construction - Brick with Tile Roof
Number & Types of Room - Please refer to floor plan
Square Footage - 2441
Parking - Garage and Driveway

UTILITIES/SERVICES

Electric Supply - Mains Supply
Water Supply - Mains Supply
Sewerage - Mains Supply
Heating - Oil Fired Central Heating System, Solid Fuel Open Fire in the Lounge
Broadband - Fibre to the Property
Mobile Signal/Coverage - OK





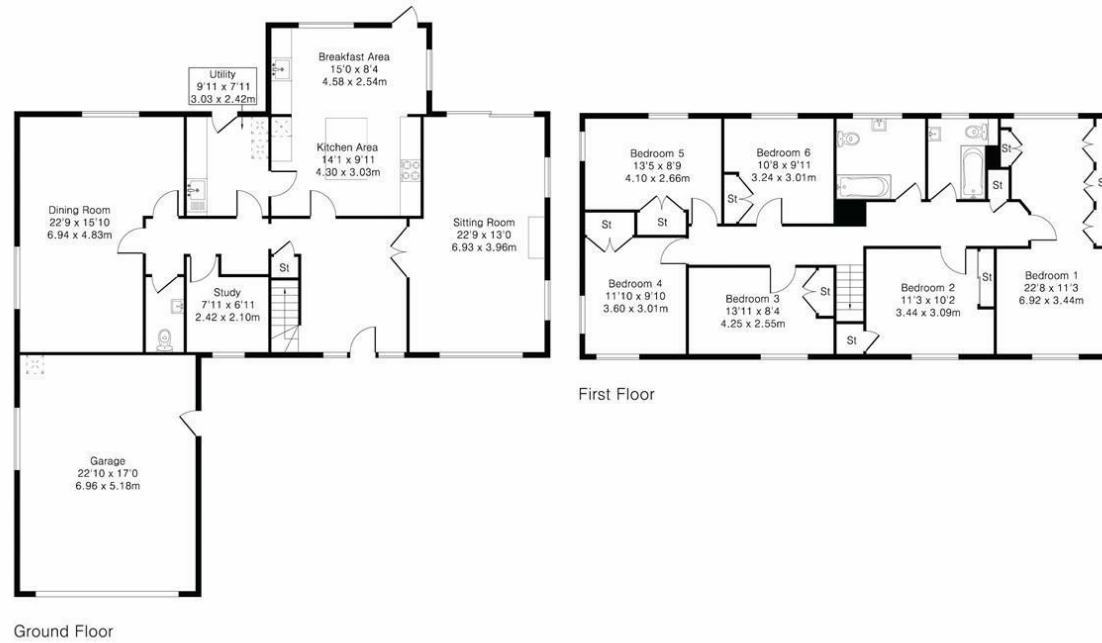
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Guide Price £1,100,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - South Cambridgeshire
 District Council





Approximate Gross Internal Area 2441 sq ft – 227 sq m
 Ground Floor Area 1282 sq ft – 119 sq m
 First Floor Area 1159 sq ft – 108 sq m
 Garage Area 388 sq ft – 36 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.



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