



Long Road, Comberton, CB23 7DG

CHEFFINS

Long Road

Comberton,
CB23 7DG

- Accommodation in Excess of 2700 sq.ft.
- High Specification Throughout
- Open Plan Living
- Driveway Parking Leading to the Double Garage
- Secluded Rear Garden

The property is a most impressive and highly individual residence, boasting a large open plan living area on the ground floor that enjoys an abundance of natural light, seamlessly integrating with the secluded and well established garden. Further benefiting from an enviable position set back from Long Road and boasting well planned accommodation arranged over three floors extending approximately 2700 sq. ft.

5 3 2

Guide Price £900,000





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.

OUTSIDE

The front of the property is approached by a 50 meter (approximately) block paved driveway leading to the integral double garage with car charger point and entrance door.

The fully enclosed rear garden is mostly laid to lawn with a composite deck area, fixed louvred roof pergola, block paved pathway, feature flower beds, a range of shrubs, gated side access on either side, storage shed, external lights and power point and an outside tap.

GROUND FLOOR

ENTRANCE PORCH

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

OPEN PLAN LIVING ROOM

With window to the front aspect, bifold doors opening to the garden, built in electric fire, American light oak stairs to the first floor with integrated stair lights, storage cupboard, engineered oak flooring with underfloor heating, open to kitchen diner

KITCHEN/DINER

With a range of base and full height units with plinth lights, quartz worktop with breakfast bar, inset sink and a half, Quooker hot water tap over, inset pop up power point station, inset four ring induction hob with extractor hood over, integrated appliances include dishwasher, wine fridge, chest height oven with oven combi microwave over, window to the side aspect, French doors to the garden, bifold doors to the garden, engineered oak flooring with underfloor heating, door to:

UTILITY/BOOT ROOM

With door to side access, range of base and wall units, space for American fridge freezer, washing machine and tumble dryer, quartz preparation counter with inset double width butler sink, water softener in cupboard, door to double garage, door to:

GUEST CLOAKROOM

With low level wc, wall mounted hand wash basin, tiled floor with underfloor heating

FIRST FLOOR

GALLERIED LANDING

With storage cupboard, cupboard housing hot water cylinder, American light oak stairs to the second floor, doors to:

PRINCIPAL BEDROOM

With Juliette balcony, fitted wardrobes, tv point, door to en suite shower room

EN-SUITE SHOWER ROOM

With window to the side aspect, contemporary suite comprising; low level wc with eco flush button, vanity unit with sink over, shaver point, large walk in shower with electric power shower, chrome heated towel rail, tiled floor

BEDROOM 2

With window to the rear aspect, fitted wardrobes, tv point, door to wc

WC

With window to the side aspect, low level wc with eco flush button, vanity unit with inset wash basin and hardwired vanity mirror with lights, chrome heated towel rail, tiled floor

BEDROOM 3

With window to the rear aspect, integral wardrobes, tv point

BEDROOM 4

With Juliette balcony to the front aspect, fitted wardrobes, tv point

FAMILY BATHROOM

With window to the side aspect, contemporary suite comprising; low level wc with eco flush button, panelled bath waterfall style mixer tap and hand held shower head attachment, vanity unit with inset wash basin, large walk in shower with drencher head over and wall mounted hand held shower head, tiled floor, chrome heated towel rail

SECOND FLOOR

stairs with integrated stair lights leading to landing with large cupboard with power and light

BEDROOM 5

With Velux window to the front aspect, dormer window to the rear aspect, large walk in storage cupboard, tv point, door to:

EN-SUITE SHOWER ROOM

With large corner shower, low level wc with eco flush button, vanity unit with inset wash basin and hardwired mirror with lighting, chrome heated towel rail, tiled floor

AGENTS NOTE

The property benefits from integrated solar and PV panels which over the last year have generated 894.46kwh of energy.

ADDITIONAL NOTES

Tenure - Freehold
Council Tax Band - G
Property Type - Detached House
Property Construction - Brick with Tiled Roof
Number & Types of Room - Please refer to floor plan
Square Footage - 2728
Parking - Garage and Driveway

UTILITIES/SERVICES

Electric Supply - Mains Supply
Water Supply - Mains Supply
Sewerage - Mains Supply
Heating - Boiler and underfloor heating, oil
Broadband - Ultrafast Available
Mobile Signal/Coverage - OK







Approximate Gross Internal Area 2728 sq ft – 253 sq m
 Ground Floor Area 1030 sq ft – 96 sq m
 First Floor Area 1259 sq ft – 116 sq m
 Second Floor Area 439 sq ft – 41 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		75	86
EU Directive 2002/91/EC			



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.



Guide Price £900,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - South Cambridgeshire
 District Council

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.