



Churchfield Court, Girton, CB3 0XA



Churchfield Court

Girton,
CB3 0XA

- Exclusive Development for Over 55's
- Two Double Bedrooms
- Separate Study/Bedroom 3
- Garage and Visitors' Parking
- Guest Suite for Family and Friends
- Mini-Bus Service and Laundry Facilities
- Residents' Estate Manager

A stylish mid-terrace cottage offering beautifully presented accommodation arranged over two floors within this popular courtyard retirement development set in established landscaped grounds and offered with no onward chain. The property is within easy reach of Cambridge, city centre and a wide range of local amenities in the popular village of Girton along with access to the A14 and beyond.

3 2 2

Guide Price £535,000





LOCATION

Churchfield Court stands as an alluring, upscale community tailored for those aged 55 and over, strategically positioned on the outskirts of a coveted village. Once a thriving farm, this development boasts residences arranged around two meticulously landscaped courtyards, inviting residents to explore the adjoining meadowland and scenic countryside through a captivating feature archway. For the convenience of visiting guests, a tastefully furnished guest suite awaits, available for reservation for up to five nights. Practical amenities abound, including a dedicated laundry room furnished with modern appliances. Residents also enjoy the convenience of a weekly courtesy bus service, facilitating trips to nearby supermarkets. Girton, a highly sought-after village on the city's periphery, lies just a short distance from the bustling university site and the city centre. Residents benefit from excellent dedicated cycle routes and easy access to public transportation, including the nearby Citi 6 bus stop. The well-served village offers an array of amenities, including two welcoming pubs, a Co-op, tennis club, and golf course, catering to a diverse range of interests and lifestyles.

TIMBER PANELLED ENTRANCE DOOR

with peephole back into communal entrance hall which leads through into:

MAIN ENTRANCE HALLWAY

with stairs rising to first floor accommodation, inset footwell across the entire entrance hall, understairs storage cupboard, electric radiator, coved ceiling, panelled glazed door leading through into Living/Dining Room and door into:

GROUND FLOOR SHOWER ROOM

comprising of a three piece suite with large walk-in shower with wall mounted shower head, rail for shower curtain, low level w.c. with hand flush, wash hand basin with hot and cold mixer tap, tiled surround, heated towel rail, shaver point, wall mounted mirror, electric heater, extractor fan, further understairs storage cupboard, space and plumbing for washer/dryer.

OPEN PLAN LIVING/DINING ROOM

Living area with coved ceilings, feature fireplace with wooden mantel and stone surround, electric radiator, set of double glazed panelled windows out onto front aspect, opening through to Dining Room with coved ceilings, electric radiator, panelled glazed door and window overlooking garden, panelled door leading into:

KITCHEN

comprising a collection of both wall and base mounted storage cupboards and drawers with a Corian work surface with inset sink with hot and cold mixer tap, and drainer to side, integrated 4 ring induction hob with tiled splashback, concealed extractor hood above, opposite this is an integrated Neff double oven, space for fridge/freezer, integrated and concealed dishwasher, tiled effect flooring, cupboard housing fuse board and double glazed window adjacent to a panelled glazed door leading out onto garden.

ON THE FIRST FLOOR

LANDING

with coved ceilings, loft hatch with drop down ladder, panelled door providing access into airing cupboard with fitted timber shelving, electric radiator, panelled doors leading into respective rooms.

BEDROOM 1

with coved ceilings, an array of built-in wardrobes fitted with railings and shelving, electric radiator, double glazed windows not only looking over the garden but also extensive views over the meadow behind, panelled door leading through into:

JACK AND JILL ENSUITE SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall mounted shower head and accessed via a glazed sliding door, low level w.c., with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, stone effect upstand, wall mounted and base mounted storage cupboards and drawers fitted with a lighting feature, heated towel rail, electric heater, inset LED downlighters, extractor fan, double glazed window overlooking garden and meadow to the rear.

BEDROOM 2

with a collection of built-in wardrobes accessed via panelled doors fitted with railings and shelving, coved ceilings, electric radiator, double glazed windows to front aspect overlooking central green area and a panelled door leading through into:

STUDY/BEDROOM 3

with coved ceilings, electric radiator, set of double glazed windows to front aspect overlooking the central communal green.

OUTSIDE

To the front of the property is approached off Churchfield Court via a block paved pathway leading to a communal panelled glazed entrance door which leads into a further

communal entrance hall which is shared amongst Nos. 19 and 20 Churchfield Court and a panelled timber door with inset LED downlighter above can be found and adjacent to this can be found further panelled glazed door which provides access to additional communal grounds. A continuation of the block paved pathway leads round to a further parking area as well as the en bloc garages which the property enjoys ownership of one garage.

To the rear of the property is a low maintenance garden which is principally paved with a covered area led directly off the kitchen ideal for storage and a potential potting area, enclosing the paved area is a number of well stocked beds full of mature shrubs and flowering plants. Further surrounding the bedded area is a low level timber fencing with a gate leading out onto the communal grounds and pathway which in turn provides further access to the adjacent meadow.

AGENTS NOTES

Tenure - Leasehold

Length of Lease - 124 Years Remaining

Annual Ground Rent - Peppercorn

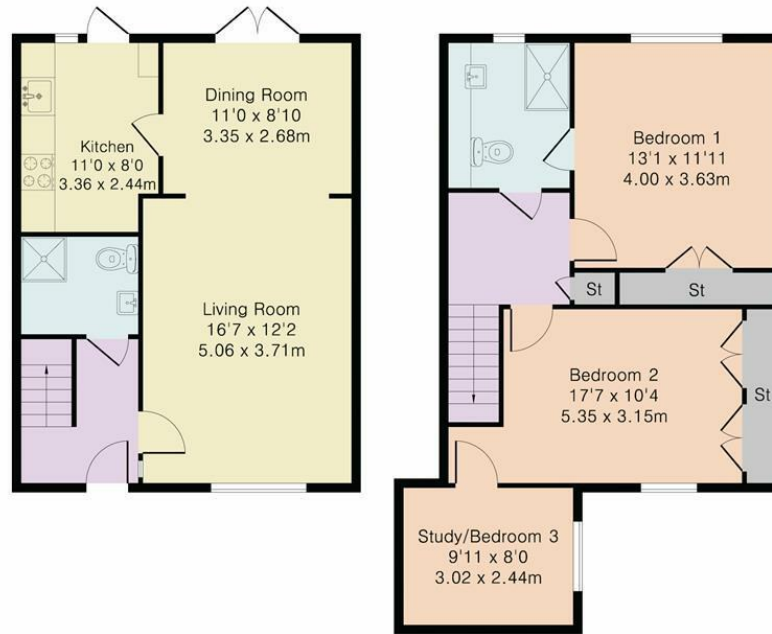
Annual Service Charge - £7,928

Service Charge Review Period - N/A





Approximate Gross Internal Area 1069 sq ft – 99 sq m
 Ground Floor Area 494 sq ft – 46 sq m
 First Floor Area 575 sq ft – 53 sq m



Ground Floor

First Floor

Energy Efficiency Rating	
Current	Potential
	81
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	44
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Guide Price £535,000

Tenure – Leasehold

Council Tax Band – F

Local Authority – South Cambridgeshire



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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