CHEFFINS

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Church End

Arrington,
SG8 0BH

Guide Price £585,000

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- Charming Victorian Home
- Extended Accommodation
- 0.25 Acre Plot
- Driveway Parking
- Sought After Village Location
- Outbuilding with Potential to Convert into Annexe (STPP)

A charming four bedroom Victorian home that previously formed part of the Wimpole Hall estate as a farmhouse. The impressive home has since been extended offering versatile living with 1298 sq. ft. Of accommodation arranged over three floors. Occupying an enviable position within the village with a generous plot that extends to 0.25 acres overlooking rolling countryside.

LOCATION

Arrington is a pleasant village conveniently located south west of Cambridge and for the commuter is within easy reach of the mainline station close by at Royston and well placed for access to major routes including the A10 and M11. The village benefits from local amenities and is within walking distance of the superb parklands of the National Trust Wimpole Estate.

ENTRANCE HALLWAY
With entrance door, tiled floor, doors to:

DINING ROOM
With feature fireplace, Amtico wood effect flooring, fitted storage cupboards, open to kitchen, door to:

LOUNGE
With windows to the front aspect, multi fuel burning stove with tiled hearth and wooden mantle over, door to the front, exposed brick floor, stairs to the first floor.

KITCHEN
With windows to the rear aspect, Velux windows, range of matching eye and base level units, worktop with inset sink and a half with drainer, inset four induction hob, integrated chest level oven, space for American style fridge freezer, space and plumbing for dishwasher, door to utility cupboard with space for under counter washing machine, dryer and fridge, door to garden.

GUEST CLOAKROOM
With window to the side aspect, low level wc with eco flush button, wash stand with inset corner basin, tiled floor.

FIRST FLOOR
With stairs to the second floor, doors to:

BEDROOM 1
With window to the front aspect, feature fireplace with brick hearth and wooden mantle.

BEDROOM 2
With window to the rear aspect, storage cupboard, airing cupboard.

BEDROOM 3
With window to the side aspect.

FAMILY BATHROOM
With window to the side and rear aspect, suite comprising; low level wc with eco flush button, vanity unit with inset wash basin, shower bath with glass and chrome screen, wood effect flooring, part tiled walls, chrome heated towel rail.

SECOND FLOOR

LANDING
Storage cupboard, door to loft storage.

LOFT ROOM/BEDROOM 4
Currently being used as a bedroom with eaves storage, window to the rear aspect and Velux windows.

OUTSIDE
The front of the property features a gravel parking area and steps up to a pathway leading to the entrance door.

The generous rear garden features a part walled patio area with steps leading up to the lawned area, mature hedge rows and a selection of trees, a timber deck area, a brick built outbuilding offering fantastic potential for conversion (STPP), a range of storage sheds, an outside tap and gated side access.
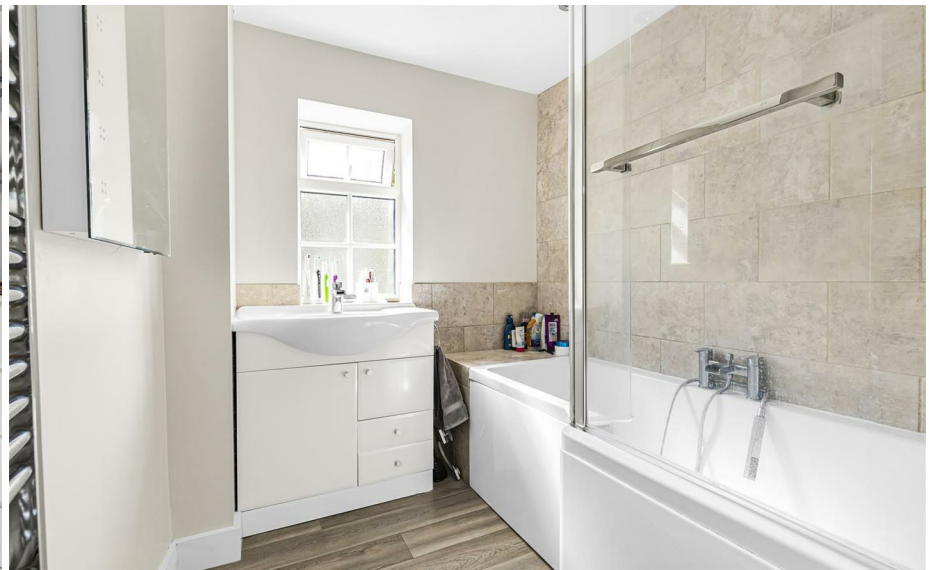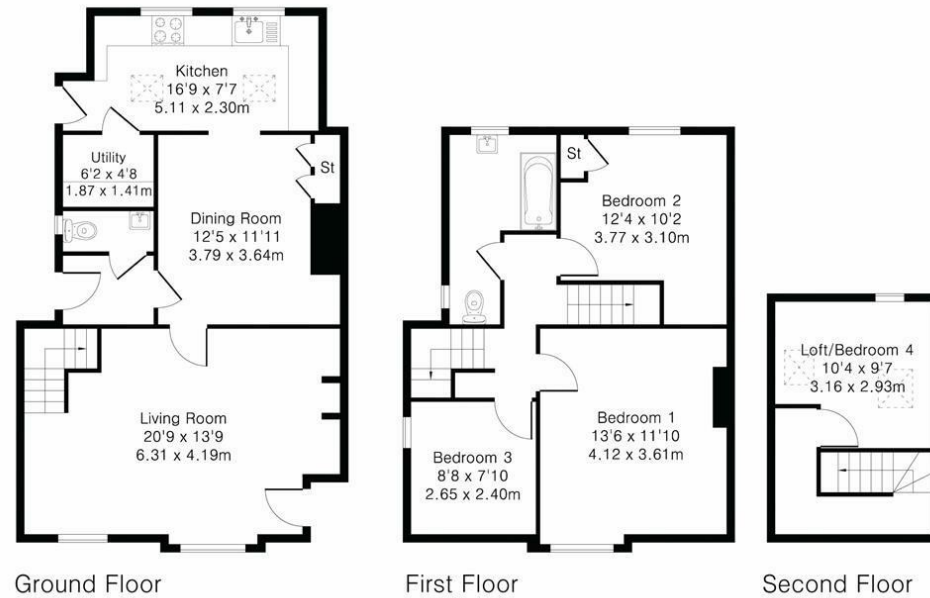
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	32	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Guide Price £585,000
Tenure – Freehold
Council Tax Band – D
Local Authority – South Cambridgeshire
District Council

Area: 0.25 acres (1013.55 m²)

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Approximate Gross Internal Area 1298 sq ft – 121 sq m
Ground Floor Area 626 sq ft – 58 sq m
First Floor Area 514 sq ft – 48 sq m
Second Floor Area 158 sq ft – 15 sq m

Kitchen
16'9 x 7'7
5.11 x 2.30m

Utility
6'2 x 4'8
1.87 x 1.41m

St

Dining Room
12'5 x 11'11
3.79 x 3.64m

Living Room
20'9 x 13'9
6.31 x 4.19m

Ground Floor

St

Bedroom 2
12'4 x 10'2
3.77 x 3.10m

Bedroom 1
13'6 x 11'10
4.12 x 3.61m

Bedroom 3
8'8 x 7'10
2.65 x 2.40m

First Floor

Loft/Bedroom 4
10'4 x 9'7
3.16 x 2.93m

Second Floor

PINK PLAN

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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