



Mill Lane, Duxford, CB22 4PT

CHEFFINS

Mill Lane

Duxford,
CB22 4PT

- Substantial Detached Residence
- Six Bedrooms
- Integral Annexe With Seperate Access
- Open Plan Kitchen/Dining Room
- Garage With Electric Roller Door
- Private Rear Garden
- Prominent And Covenient Central Village Location

A substantial detached family residence, which has been cleverly extended to provide extensive and flexible accommodation across two floors, benefitting from an internal annexe, occupying a most prominent and central location in this well served and highly sought after South Cambridgeshire village with strong transport links.

6 3 2



Guide Price £675,000



LOCATION

Duxford provides an excellent range of local amenities including store, post office, primary school, church cafes, public houses and a community centre that offers a variety of activities for all ages as well as a range of sporting activities. The village is conveniently placed just 9 miles south of the university city of Cambridge. For the commuter, the village is so well placed just one mile from the nearest access onto the M11 motorway (Junction 10) and also close to the mainline train station at Whittlesford.

PANELLED GLAZED ENTRANCE DOOR

leading through into:

ENTRANCE HALLWAY

with double glazed window adjacent to the front entrance door with electric storage heater, coved ceilings, deep understairs storage cupboard, panelled doors leading into respective rooms.

SITTING ROOM

with coved ceilings, radiator, inset woodburning stove with brick surround, wooden mantel, double glazed window to front aspect and opening through into:

OPEN PLAN KITCHEN/DINING ROOM

Dining room with tiled effect flooring, coved ceilings, electric radiator, double glazed windows overlooking garden and opening through into the Kitchen which comprises a collection of both wall and base mounted storage cupboards and drawers fitted with soft closing feature with stone effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, integrated 4 ring induction hob, integrated Bosch double oven, integrated Neff microwave, integrated wine cooler, integrated and concealed fridge, LED downlighters, fitted cupboards with tiled upstands in recess, coved ceilings, double glazed window overlooking garden, door leading into:

UTILITY/OFFICE

comprising a collection of base mounted storage cupboards with a stone effect rolltop work surface with inset sink with hot and cold mixer tap, drainer to side, space and plumbing for washing machine and dryer, stone effect flooring, storage cupboard, LED striplighting, electric radiator, double glazed windows to both front and rear aspect, panelled glazed door leading out onto garden.

ANNEXE

accessed via a door from the Sitting Room.

SITTING ROOM

with coved ceilings, electric radiator, double glazed window overlooking front private garden with a door leading through into:

KITCHEN

comprising a collection of both wall and base mounted storage cupboards and drawers with inset stainless steel sink with hot and cold tap with drainer to side, tiled splashback, space and plumbing for washing machine, tiled effect flooring, double glazed window overlooking private front garden, panelled glazed door leading out onto side access.

BEDROOM 6

with coved ceilings, built-in wardrobes, set of double glazed windows overlooking garden, electric storage heater, door leading leading into:

ENSUITE SHOWER ROOM

comprising of a three piece suite with large walk-in shower cubicle with dual shower head and glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, storage cupboards fitted with soft closing feature underneath wash hand basin, heated towel rail, wall mounted mirror and double glazed window fitted with privacy glass out onto the garden.

ON THE FIRST FLOOR**LANDING**

with coved ceilings, loft access, airing cupboard with fitted timber shelving, doors leading into respective rooms.

BATHROOM

comprising of a two piece suite with panelled bath with hot and cold mixer bath tap, wash hand basin with hot and cold mixer tap, tiled surround, heated towel rail, tiled flooring, wall mounted mirror, coved ceilings, double glazed window fitted with privacy glass out onto rear aspect.

SEPARATE W C

with low level w.c. with concealed dual hand flush, coved ceilings, double glazed window fitted with privacy glass out onto garden.

PRINCIPAL BEDROOM SUITE

with coved ceilings, electric storage heater, double glazed windows to both front and rear aspect, set of panelled glazed double doors leading out onto covered balcony with tiled flooring, painted wrought iron railings, providing a wonderful position to enjoy the sun throughout the day as well as overlooking the garden.

BEDROOM 2

with coved ceilings, radiator, double glazed window overlooking garden.

BEDROOM 3

with built-in wardrobes, radiator, double glazed windows overlooking garden.

BEDROOM 4

with coved ceilings, radiator, double glazed windows to both front and side aspect and opening through into:

ENSUITE SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall mounted electric Powershower and enclosed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled effect flooring, wall mounted light, double glazed window fitted with privacy glass out onto side aspect.

BEDROOM 5

with fitted shelving accessed via sliding timber slatted doors, coved ceilings, radiator, double glazed window out onto front aspect.

OUTSIDE

To the front the property is approached off Moorfield Road via a shared gravelled driveway which leads round to No. 2 which is positioned in the corner with a front garden being principally laid to lawn with an area laid to gravel with parking for two/three vehicles. Another portion of the garden which is secluded via some timber fencing as well as mature hedging which provides additional private garden space for the Annexe and again principally laid to lawn with some bedded areas full of shrubs.

To the rear of the property is an exceptionally well maintained garden principally laid to lawn with a paved patio area led directly off the rear part of the property providing a wonderful space to both relax and entertain this is then enclosed to one side by some well stocked beds full of mature shrubs, trees and plants. To the other side bordering the patio area is an area laid to slate. The remainder of the lawned area is then further bordered by bedding laid to slate and a paved pathway provides access to a side timber access gate which in turn leads round to the front.

GARAGE which is accessed internally from the utility/office with electric up and over door, fitted with power and lighting.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		52	
(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 £675,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - South Cambridgeshire District Council



Approximate Gross Internal Area 2000 sq ft – 185 sq m
 Ground Floor Area 1107 sq ft – 102 sq m
 First Floor Area 893 sq ft – 83 sq m
 Garage Area 138 sq ft – 13 sq m



First Floor



Ground Floor



Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA
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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.