



High Street, Lolworth, CB23 8HG

**CHEFFINS**



## High Street

Lolworth,  
CB23 8HG

An excellent opportunity to acquire a highly individual detached single storey residence, offering extremely flexible and well-proportioned accommodation, occupying a most tranquil position, within a generous plot backing onto fields, situated down a no through road in this quaint village with an ease of access to Cambridge and major commuter links.

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**Guide Price £625,000**







## LOCATION

Lolworth offers a charming village lifestyle with excellent accessibility, convenience and an active community. Situated just a short drive from Cambridge, residents enjoy the tranquillity of rural living while benefiting from easy access to the city via the nearby A14 and M11 motorways. This prime location ensures straightforward commutes to Cambridge and other major employment hubs. Public transport links, including regular bus services in the nearby Bar Hill, further enhance connectivity, making it easy to travel to surrounding areas. Local amenities are readily available, with nearby shopping centres such as Bar Hill offering supermarkets, retail stores, and dining options. The village's proximity to reputable schools, including Swavesey Village College, ensures quality education for families. Healthcare facilities are within easy reach, with Addenbrooke's Hospital and local GP practices providing comprehensive medical services. The surrounding countryside offers ample opportunities for outdoor activities, such as walking, cycling, and horse riding, allowing residents to enjoy a healthy and active lifestyle. Lolworth combines the best of peaceful village life with the practicality of quick access to urban amenities. Its blend of rural charm, convenient location, and excellent local facilities makes it an ideal place for families, professionals, and retirees seeking a balanced and fulfilling lifestyle.

## STORM PORCH

with tiled flooring covering the front entrance door, double glazed windows with privacy glass, leading through into:

## ENTRANCE HALLWAY

with coved ceilings, loft access, panelled timber doors providing access into airing cupboard with fitted timber shelving, further storage cupboard accessed via panelled door and panelled doors leading into respective rooms.

## OPEN PLAN LIVING/DINING ROOM

with coved ceilings, wall mounted lighting, double glazed windows to front aspect and an almost full width set of double glazed sliding doors leading out onto garden/patio as well as providing a large entry point of light into this room.

## KITCHEN/BREAKFAST ROOM

A wealth of both wall and base mounted storage cupboards and drawers fitted with the soft close feature, Corian work surface inset dual bowl sink with hot and cold mixer tap and drainer to either side, inset four ring induction hob with extractor hood above, splashback, oven below, integrated oven/microwave with warming drawer below as well as integrated and concealed dishwasher, space for fridge freezer.

A continuation of the Corian work surface leads round to create a breakfast bar, Amtico tiled flooring, inset LED downlighters and double glazed windows to both side and rear aspect with a sliding panelled timber door leading through into:

## UTILITY ROOM

comprising a collection of both wall and base mounted storage cupboards and drawers with a stone effect roll top work surface in one part and a Corian work surface in another, inset stainless steel sink with hot and cold mixer tap and drainer to side, splashback, space and plumbing for washer/dryer, additional fridge freezer, panelled door providing access into deep storage cupboard as well as additional cupboard housing warm air heating system, inset LED downlighters, tiled flooring, double glazed window and panelled glazed door leading out onto covered patio area and panel door leading through into:

## CLOAKROOM

comprising a two piece suite; low level wc with concealed dual flush, hand wash basin with hot and cold mixer tap, tiled surround, timber upstand, fitted storage cupboard, tiled flooring and double glazed window fitted with privacy glass out onto rear aspect.

## PRINCIPAL BEDROOM SUITE

with a wealth of built-in storage cupboards and drawers fitted with railings and shelving, vanity desk with wall mounted mirror and LED downlights, archway through into dressing area with engineered wood flooring, high vaulted ceilings, double glazed skylight with fitted blind out onto side aspect as well as a double glazed window overlooking garden and panelled door leading through into:

## EN SUITE SHOWER ROOM

comprising of a three piece suite with large walk in shower with wall mounted shower head, low level wc with concealed dual hand flush, hand wash basin with hot and cold mixer tap, tiled surround, heated towel rail, upstand, wall mounted mirrored cupboard, tiled flooring, wood panelling, inset LED downlighters, extractor fan and double glazed window fitted with privacy glass out onto rear aspect.

## BEDROOM 2

with coved ceilings, a wealth of built in wardrobes accessed via panelled doors fitted with railings and shelving and double glazed window to front aspect.

## BEDROOM 3

with coved ceilings, wall mounted timber shelving, built in storage cupboards accessed via panelled doors fitted with railings and shelving and double glazed window to front aspect.

## BEDROOM 4

with coved ceilings, an array of wall mounted storage cupboards and drawers, timber desk and double glazed window overlooking garden.

## FAMILY BATHROOM

comprising of a four piece suite with panelled bath, hot and cold mixer bath tap, shower cubicle with wall mounted shower head, glazed sliding door, low level WC with concealed dual hand flush, hand wash basin with hot and cold mixer tap, decorative tiled surround, stone effect upstands, wall mounted mirrored storage cupboard, shaving point, heated towel rail, wood effect flooring, inset LED downlighters, wooden clad ceilings and double glazed window fitted with privacy glass out onto rear aspect.

## OUTSIDE

To the side of the property is the main garden which is principally laid to lawn with a paved patio area lead directly off the living room and provides a wonderful space to both relax and entertain. The lawned area is bordered by some well stocked bedding, fully mature shrubs trees and flowering plants. There is then a summer house with covered porch, a continuation of the patio via a concrete and paved pathway leads down one side of the garden and provides access to the second part of the garden via brick wall and archway with trellising and once again this is principally laid to lawn with some raised beds and has a collection of mature apple trees.

To the rear of the property is a further paved patio area lead directly off the utility room and provides an additional space to both relax and entertain and provides access via a panelled glazed door into the covered outdoor kitchen comprising a collection of both wall and base mounted storage cupboards and drawers with the Corian work surface inset dual bowl sink with hot and cold mixer tap and drainer to side with tiled splashback. Further paved area with wall mounted lighting, semi vaulted roof and a full width set of single glazed windows providing views over the adjacent grazing land.

Following the paved pathway round leads to a further block paved area in front of the garage and further outbuildings firstly the potting shed with fitted shelving wall mounted lighting and windows to front aspect.

## GARAGE

Which is subdivided into two parts with the first part being a single garage fitted with power and lighting as well as inspection pit and panelled glazed door and window leading out onto rear patio the other part of the garage also provides space for a single car and accessed via an up and over garage door and once again fitted with power and lighting.

With a set of panelled double doors leading through into workshop with high vaulted ceilings an extensive range of power points, large storage cupboards, porthole windows to both side aspects and a timber panelled door leading back onto rear patio area.

To the front, the property is approached off the High Street via a blocked paved driveway with enough parking for three to four vehicles and just off the block paved driveway is a set of bespoke timber fencing and gates leading to the front garden but there is an area principally later on the surrounds the paved pathway leading to the front entrance door and also in the front garden are some mature trees and well stocked beds as well as a further mature beech hedge which provides a sense of privacy from the front aspect.









Approximate Gross Internal Area 1601 sq ft – 149 sq m  
Garage Area 688 sq ft – 64 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
46	
England & Wales	EU Directive 2002/91/EC

Guide Price £625,000

Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire District Council



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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