



Middlefield, Fox Street, Great Gransden SG19 3AA

**CHEFFINS**



## Fox Street

Great Gransden,  
SG19 3AA

A most stylish and highly individual detached house, providing beautifully presented, well proportioned, and versatile living accommodation, together with generous landscaped gardens and an extensive driveway/parking area and detached double garage.

3 2 2

**Guide Price £560,000**





## LOCATION

Middlefield occupies a prominent and most convenient non-estate position right in the heart of this highly sought after village, which is so well placed for access to major road links. The village provides an excellent range of local amenities including a primary school and village stores which is situated next to this property. For the commuter, there are mainline stations in the nearby towns of St Neots and Sandy, and the university city of Cambridge is about 13 miles distant.

## FRONT ENTRANCE DOOR

with sealed unit double glazed panels with decorative glass inserts leading to:

## ENTRANCE LOBBY

with ceramic tiled floor, sealed unit double glazed windows to side aspect and coat hooks, glazed wooden door leading to:

## RECEPTION HALL

with built-in storage cupboard understairs, contemporary style staircase with glass balustrades to first floor, sealed unit double glazed windows to side aspect, original parquet flooring, radiator, door to:

## CLOAKROOM/UTILITY ROOM

refitted with stylish units incorporating a sink unit with cupboards below, worktops to side and wall mirror above, space and plumbing for washing machine, wall storage cupboards, low level w.c., sealed unit double glazed windows to side aspect with frosted glass, Karndean tiled floor, wall mounted radiator/towel rail.

## PRINCIPAL RECEPTION ROOM

L-shaped and open plan providing lots of light and space and incorporating a feature bow window to front aspect with sealed unit double glazed windows, deep window shelf, radiator, natural wood style flooring, central fireplace with woodburning stove set on a granite hearth, engineered oak flooring, radiator and within the dining area there are feature full height bi-fold doors which open onto the rear terrace and gardens.

## KITCHEN

Refitted with range of stylish units incorporating a one

and a half bowl sink unit with mixer taps, extensive base units comprising work surfaces with cupboards and drawers below, pull-out bin storage, integrated full height refrigerator, under counter freezer, and an integrated Zanussi oven and grill and 4 point Zanussi induction hob with concealed extractor cooker hood above, range of wall storage cupboards and splashbacks, vertical wall mounted contemporary style radiator, built-in upright storage cupboard and integrated wine fridge, Amtico plank flooring.

## ON THE FIRST FLOOR

### LANDING

with sealed unit double glazed windows to side aspect, radiator, trap door and loft ladder to roof space, built-in linen cupboard.

### BEDROOM 1

with radiator, sealed unit double glazed windows to rear aspect overlooking the gardens, door to:

### ENSUITE SHOWER ROOM

with large walk-in shower area with wall mounted shower unit and glazed shower screen, vertical wall mounted contemporary style radiator/towel rail, vanity unit incorporating wash hand basin with drawers below and large wall mirror above, low level w.c., Karndean tiled floor, sealed unit double glazed windows to rear aspect.

### BEDROOM 2

with radiator, sealed unit double glazed windows to front aspect.

### BEDROOM 3

with radiator, sealed unit double glazed windows to front aspect, deep built-in shelved storage cupboard.

## REFITTED BATHROOM

A most stylish bathroom with white suite comprising bath with separate wall mounted shower unit above, ceramic tiled walls and glazed shower screen, vanity style unit with wash hand basin and drawers beneath, large wall mirror above, low level w.c., sealed unit double glazed windows with frosted glass to side and rear aspect, Karndean tiled floor, contemporary style wall mounted radiator/towel rail.

## OUTSIDE

To the front of the property there is a garden area laid to lawn with mature shrubs and borders to side and a low brick wall, and an extensive courtyard style parking area and driveway to the side of the house which in turn leads to a DETACHED DOUBLE GARAGE with up and over door with large fitted work bench with range of cupboards beneath, wall storage cupboards, loft storage area, light and power, windows to side and rear aspect and door to side leading to covered area and large feature paved terrace which is immediately adjacent to the house itself. Side gate leading to driveway and courtyard style parking area. To the side of the garage there is a timber garden storage shed. Bin storage and oil storage tank.

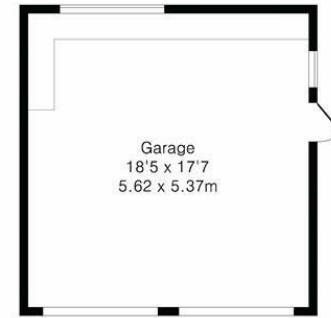
The delightful gardens are of a generous size and are principally laid to lawn with well stocked borders, shrubs and bushes to side.



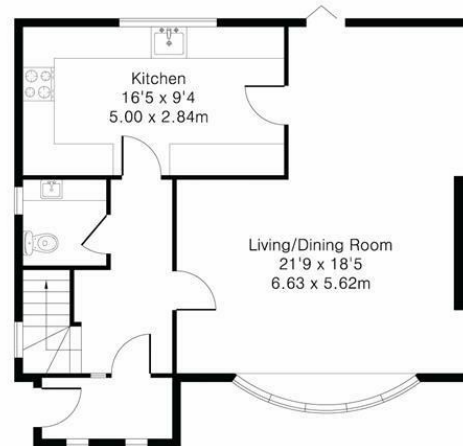




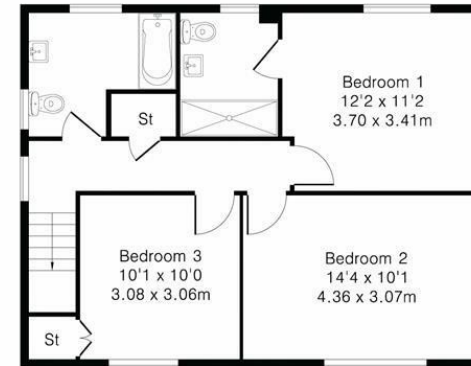
Approximate Gross Internal Area 1269 sq ft – 118 sq m  
 Ground Floor Area 659 sq ft – 61 sq m  
 First Floor Area 610 sq ft – 57 sq m  
 Garage Area 325 sq ft – 30 sq m



Garage



Ground Floor



First Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>95</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Guide Price £560,000

Tenure - Freehold

Council Tax Band - E

Local Authority - Huntingdon



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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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.