



Angle Lane, Shepreth, SG8 6QJ

CHEFFINS

Angle Lane

Shepreth,
SG8 6QJ

A most impressive sympathetically improved, detached Edwardian residence, with it's own gardens and detached garage. Delightfully located within this picturesque village lane, close to the centre of this thriving well-served South-Cambridgeshire village with it's own mainline station and access to major road links

4 3 4

Guide Price £1,000,000





LOCATION

The property is located within the highly sought after South Cambridgeshire village of Shepreth. A quick five minute walk to Shepreth station with direct access into London Kings Cross (one hour) and Cambridge (15 minutes). Perfect for those looking for countryside living with great access to major routes.

COVERED ENTRANCE

with oak entrance door leading into:

RECEPTION HALLWAY

feature open fireplace with natural exposed brick chimney breast, bressumer beam and double sided log burning stove with a raised brick hearth, wooden flooring, exposed timbers, radiator, double glazed casement window to the front.

CLOAKROOM

fitted with a white suite comprising pedestal wash hand basin with mixer tap and tiling to splashbacks, low level dual flush w.c., tiled floor, radiator, double glazed and frosted casement window to the front.

STUDY

part vaulted ceiling, radiator, wooden flooring, double glazed casement window to the side.

SITTING ROOM

feature fireplace, natural exposed brick chimney breast, bressumer beam, double sided log burning stove, staircase rising to the first floor with painted newel post and spindles with stained timber handrail, wooden flooring, double panelled radiator, double glazed casement windows to the side and rear.

REAR HALL

with coat hooks, tiled floor, radiator, fitted shelved storage cupboard and a panelled and double glazed door leading out to the rear garden.

KITCHEN/BREAKFAST ROOM

fitted with a generous range of hand painted cabinets with storage cupboards and drawers with double butler style sink unit with mixer tap, granite working surfaces with matching upstands, Rangemaster professional dual fuel cooking range with granite splashback and brushed stainless extractor hood, fitted and concealed fridge/freezer, fitted and concealed dishwasher, chopping board island with storage drawers below, double panelled radiator, exposed and sealed floorboards, ceiling with inset

downlighter and double glazed casement windows to the front and side.

DINING ROOM

ceiling with inset downlighters, exposed and sealed floorboards, radiator, double glazed casement window to the side.

LIVING ROOM

with feature open fireplace with natural redbrick chimney breast, bressumer beam and log burning stove, ceiling with inset downlighters, wooden flooring, double panelled radiator, radiator, double glazed casement windows to the side and rear and twin panelled and double glazed doors leading out to the garden.

UTILITY ROOM

double butler style sink unit with wooden work surfaces and upstands with grooved drainer, mixer tap, painted storage cupboard, wall mounted Vaillant gas fired boiler providing domestic hot water and central heating system, wall shelving, tiled floor, double glazed casement window and a panelled and double glazed door to the rear leading out to the garden, extractor fan.

ON THE FIRST FLOOR**LANDING**

with access to loft space, airing cupboard with slatted shelving, radiator, ceiling with double glazed roof lights.

BEDROOM 1

access to loft space, double panelled radiator, range of fitted wardrobe cupboards, double glazed casement window to the rear.

ENSUITE SHOWER ROOM

tiled shower cubicle, sliding door, pedestal wash hand basin, low level dual flush w.c., fitted shelved storage cupboard, heated towel rail/radiator, tiled floor, shaver point, ceiling with downlighters, extractor fan.

BEDROOM 2

exposed and sealed floorboards, double panelled radiator, double glazed casement windows to the front and side.

ENSUITE SHOWER ROOM

shower with glazed sliding door, pedestal wash hand basin, tiling to splashbacks, low level dual flush w.c., heated towel rail/radiator, tiled floor, mirror fronted medicine cabinet, shaver point, ceiling with double glazed rooflight, downlighters and extractor fan.

BEDROOM 3

access to loft, exposed and sealed floorboards, double panelled radiator, double glazed casement window to the side.

BEDROOM 4

with wardrobe cupboard with shelving and hanging rail, double panelled radiator, double glazed casement window to the rear.

FAMILY BATHROOM

large bathroom with white suite comprising timber panelled bath with mixer tap, handheld rose as well as drencher shower head above, pedestal wash hand basin with tiling to splashbacks and low level dual flush w.c., tiled floor, heated towel rail/radiator, ceiling with downlighters, extractor fan, double glazed frosted casement window to the front.

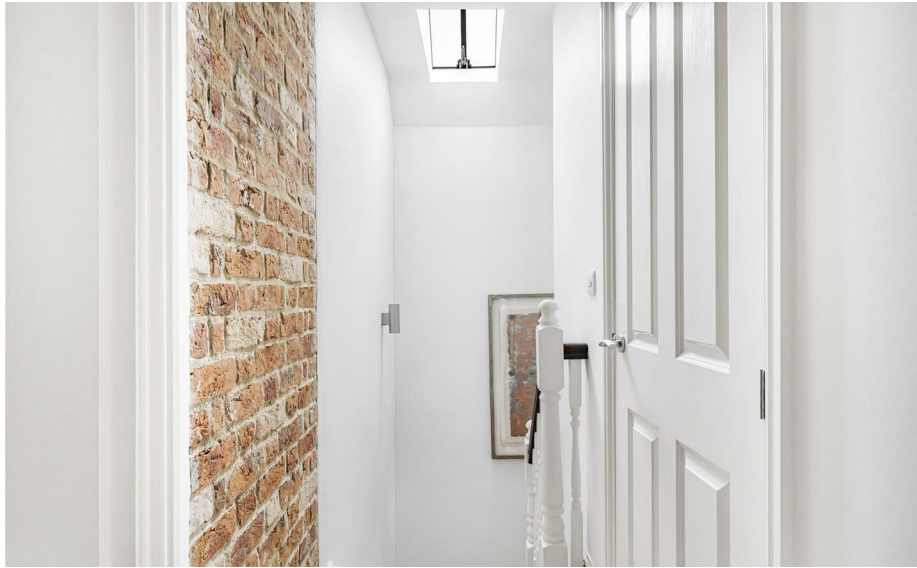
OUTSIDE

The property stands in a most attractive village lane location with gravelled drive to the front leading to parking area with DETACHED SINGLE GARAGE with pitched tiled roof with weatherboarded elevations, twin timber doors to the front, with power and light connected. Cottage style front garden with pathway to front door and raised flowering and shrub beds.

Gated access leading to the rear garden which is principally laid to lawn enclosed by close boarded timber fencing with paved patio area, outside light, shaped flowering and shrub beds.

AGENTS NOTE

Front right wall has been identified as non-standard construction



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			71
(81-91) B			
(69-80) C			
(55-68) D			
(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 £1,000,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - South Cambridgeshire

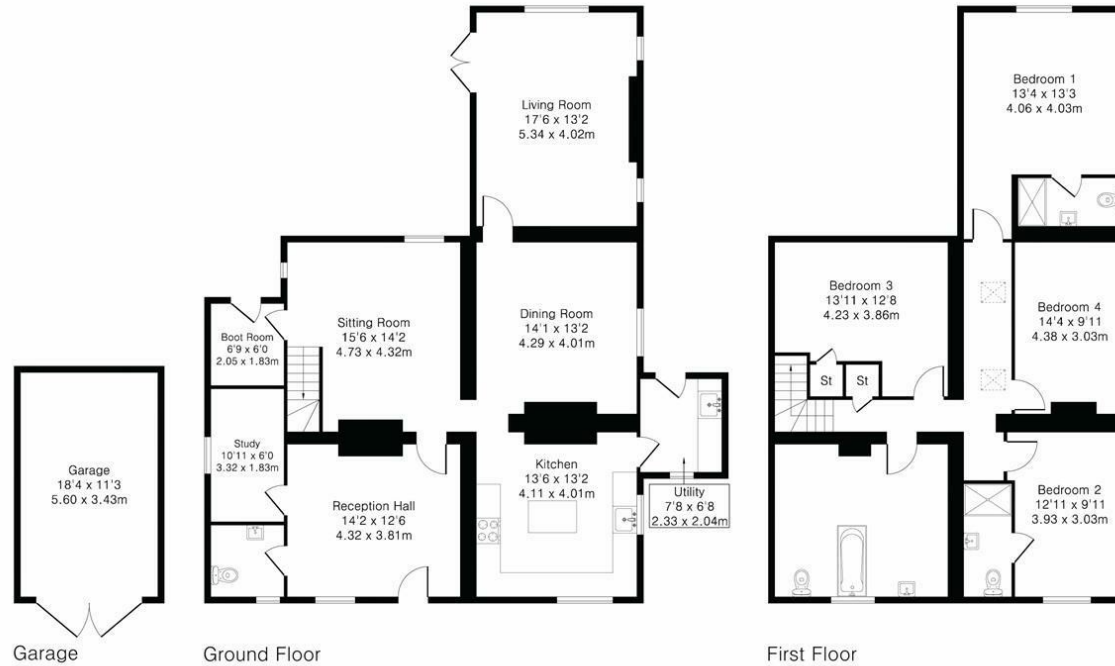


Approximate Gross Internal Area 2362 sq ft - 219 sq m

Ground Floor Area 1283 sq ft – 119 sq m

First Floor Area 1079 sq ft – 100 sq m

Garage Area 207 sq ft – 19 sq m



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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

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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.

