



West End, Whittlesford, CB22 4LX

**CHEFFINS**



## West End

Whittlesford,  
CB22 4LX

Unique and rather special opportunity to acquire a most beautiful and sympathetic barn conversion offering immaculately presented and well proportioned accommodation over two floors with a number of fine architectural features. In addition a simply stunning detached annexe as well as further outbuildings including a store and gymnasium with covered car port and driveway in this highly sought after and favoured south Cambridgeshire village with mainline station to London as well as a good range of local amenities.

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## LOCATION

Whittlesford is a popular village located about 11 miles south of Cambridge and well-positioned for access to the M11, A11 and A505. There is a wide variety of facilities within the village, including public houses, hotels, primary school, churches, shops and a vet's clinic. Further amenities are available in nearby Sawston and Duxford, including the Imperial War Museum. Whittlesford also benefits from its own mainline train station, which provides direct links to London Liverpool Street.

## TIMBER STABLE DOOR

with window leading into:

## ENTRANCE HALL

vaulted ceiling, exposed timbers, double glazed Velux rooflight, coat hooks and stone tiled floor.

## KITCHEN/DINING/FAMILY ROOM

Kitchen is fitted with a good range of storage cupboards and drawers with solid wood working surfaces with double bowl butler sink unit with mixer tap, gas fired Aga, central island with cupboards and drawers, electric oven and electric hob, fitted and concealed automatic washing machine, fitted and concealed dishwasher and concealed fridge/freezer, oak flooring, exposed timbers, downlighters, fitted shelving, radiators, double glazed windows to three aspects with the front and side having half shutters, double glazed door leading out to the garden.

## INNER HALL

with double glazed door leading to outside, wood flooring, exposed timbers, downlighters, double panelled radiator, staircase to first floor with understairs storage cupboard.

## CLOAKROOM

fitted with white suite comprising low level dual flush w.c., and pedestal wash hand basin, double panelled radiator, painted timber panelling to dado level, shaver point and extractor fan.

## LIVING ROOM

natural exposed brick chimney breast with cast iron logburning stove, exposed ceiling timbers, wall lights, double panelled radiator, double glazed window to rear, twin double glazed doors leading out to the garden.

## STUDY

with twin sliding doors from living room, exposed timbers, double panelled radiator, double glazed window to the front with half shutters.

## ON THE FIRST FLOOR

staircase with return landing and double glazed with shutters to the front.

## LANDING

with feature high vaulted ceiling, access to loft space, airing cupboard, double panelled radiator, double glazed doors, window to the rear leading to balcony.

## BEDROOM 1

feature vaulted ceiling, range of fitted wardrobes and storage cupboards, exposed timbers, double panelled radiator, double glazed windows and double glazed door leading to balcony.

## ENSUITE SHOWER ROOM

fitted with white suite comprising walk-in tiled shower with drencher shower head, glazed shower screen, wash hand basin with storage cupboard below, low level w.c., vaulted ceiling with timbers and downlighter, wall light, extractor fan, radiator, painted timber panelling to dado level and double glazed and frosted window to the side.

## BEDROOM 2

with feature vaulted ceiling, exposed brickwork, fitted wardrobe cupboard, double panelled radiator, double glazed window to the rear and double glazed doors leading out to balcony.

## BEDROOM 3

fitted wardrobe and storage cupboard, double panelled radiator, vaulted ceiling, double glazed sliding casement window.

## BEDROOM 4

vaulted ceiling, radiator, fitted wardrobe cupboard, double glazed sliding casement window.

## FAMILY BATHROOM

fitted with white suite, vaulted ceiling, double glazed rooflight, panelled bath with mixer shower tap, wash hand basin with mixer tap, storage cupboard below, and low level dual flush w.c., part painted timber panelling, double panelled radiator, wood flooring, extractor fan.

## OUTSIDE

## DETACHED ANNEXE

with timber weatherboarded and glazed elevations underneath a pantiled roof.

## DOUBLE GLAZED ENTRANCE DOOR

leading into:

## OPEN PLAN KITCHEN/DINING/LIVING ROOM

vaulted ceilings with access to loft space and exposed timbers. Fitted kitchen with stone working surfaces and matching upstands, butler sink unit, electric oven and hob, fitted, concealed tumble dryer and concealed washing machine, fitted and concealed refrigerator, architectural radiator, wood flooring, gas fired log burning stove, double glazed windows and doors to the front elevation.

## BEDROOM

vaulted ceiling, double panelled radiator, wood flooring, double glazed doors and windows.

## SHOWER ROOM

with tiled shower cubicle with drencher shower head, low level w.c., wash hand basin with mixer tap, fitted cupboard housing gas fired boiler, heated towel rail, radiator, extractor fan, painted timber panelling.

## VEHICULAR ACCESS

from Orchard Terrace, block paved driveway and covered car port. Bin/bike store, fitted shelving, twin timber doors, power and light with a gym to the rear with its own independent access, glazed door, vaulted ceiling, exposed brickwork, wood flooring, fitted mirror (the gym and bike store have been created by sub-dividing a garage and could be converted back if required).

## OUTSIDE

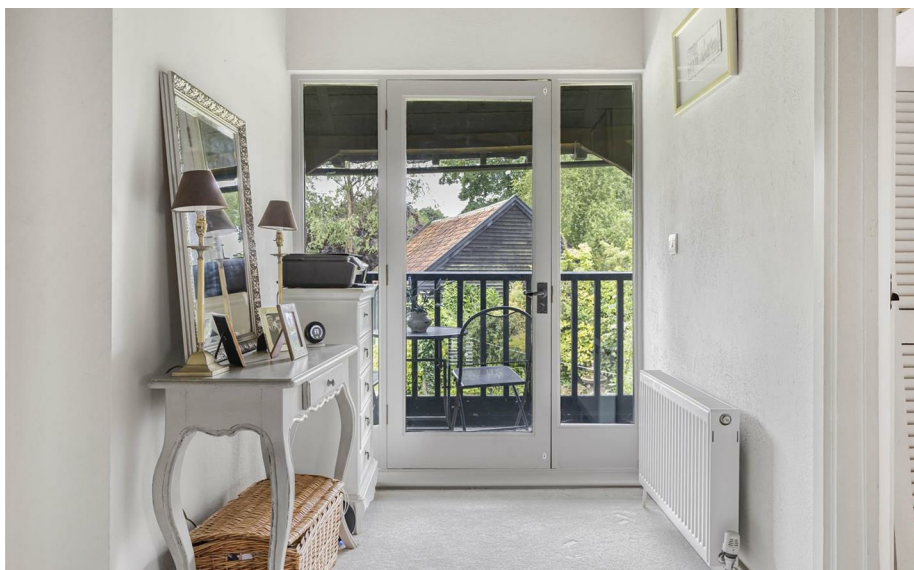
A particular feature of this house are the established gardens, pathway with pergola, timber decked seating area, timber storage shed. The rear gardens are a particular feature and are principally laid to lawn with flowering and shrub beds with paved patio area and are enclosed offering a degree of seclusion and privacy.

## AGENTS NOTE


The annexe cannot be let independently.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>74</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 £1,100,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - South Cambridgeshire  
 District Council







Approximate Gross Internal Area 2138 sq ft – 199 sq m

Ground Floor Area 828 sq ft – 77 sq m

First Floor Area 804 sq ft – 75 sq m

Annexe Area 506 sq ft – 47 sq m

Garage/Gym Area 200 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.

