



Church Road, Cambridge, CB25 9AF

**CHEFFINS**

## Church Road

Stow-Cum-Quy, Cambridge,  
CB25 9AF

3 2 2

**Guide Price £495,000**

- Detached Single Storey Residence
- Highly Versatile Accommodation
- 3/4 Bedrooms
- Utility Room
- Courtyard Area & Garden
- Garage & Off Road Parking
- Chain Free

An expansive and highly versatile single storey residence, occupying a most prominent position, not far from the church and set back from the road, benefitting from a lengthy and private rear garden as well as garage, all located in this most convenient part of the village, with an ease of access to a wealth of local amenities, city centre and major commuter links.





## LOCATION

Church Road in Stow Cum Quy is nestled in a charming and well-connected village just a few miles east of Cambridge. This picturesque location offers a peaceful rural setting while maintaining excellent accessibility to key transport links, including the A14, A11, and M11, making travel to Cambridge, Newmarket, and beyond effortless. The village itself boasts a strong community feel, with local amenities including a well-regarded pub, The White Swan, a village hall, and scenic countryside walks. Nearby, Quy Mill Hotel & Spa provides a touch of luxury, while the larger retail and leisure facilities of Cambridge and Newmarket are just a short drive away. For commuters, Cambridge North and Cambridge railway stations offer regular services to London and other major destinations, while local bus and cycle routes provide sustainable travel options.

**PANELLED GLAZED ENTRANCE DOOR**

leading through into:

**ENTRANCE PORCH**

with footwell, panelling and double glazed windows fitted with privacy glass to side aspect, panelled glazed door leading through into:

**ENTRANCE HALLWAY**

with coved ceiling, tiled flooring, radiator, panelled doors leading to respective rooms.

**UTILITY ROOM**

comprising a collection of both wall and base mounted storage cupboards and drawers with stone rolltop work surface with inset porcelain butler style sink with hot and cold mixer tap, drainer to side, space and plumbing for washer/dryer, continuation of the tiled flooring from the hallway, wall mounted gas fired boiler providing hot water and heating for the property, tiled walls, coved ceiling, inset LED downlighters, double glazed window and panelled glazed door leading out onto side aspect.

**KITCHEN**

Kitchen comprising a collection of both wall and base mounted storage cupboards and drawers with a stone rolltop work surface with inset porcelain sink with hot and cold mixer tap, drainer to side, integrated 5 ring Bosch electric hob with integrated double oven below, extractor hood above, tiled splashback, integrated and concealed slimline dishwasher as well as fridge/freezer, tiled flooring, panelled glazed set of double doors providing access to a service hatch through to Dining Room, double glazed window to front aspect.

**DINING ROOM**

with coved ceiling, wealth of wall mounted shelving, radiator, panelled glazed doors leading into respective rooms as well as a set of double glazed sliding doors leading out onto courtyard area.

**SITTING ROOM**

with coved ceiling, wood flooring, wood burning stove with stone hearth and surround, radiators, double glazed window to front aspect as well as a set of double glazed sliding doors leading out to courtyard.

**FAMILY SHOWER ROOM**

comprising of a three piece suite with large walk-in shower cubicle, wall mounted shower head accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wall mounted shaver point, heated towel rail, cupboard housing hot water cylinder fitted with timber shelving, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto front aspect.

**INNER HALLWAY/STUDY**

with wood effect flooring, coved ceiling, loft access, inset LED downlighters, radiator, Velux skylight, double glazed window to rear aspect, panelled glazed door leading out to garden and doors leading to respective rooms.

**BEDROOM 1**

with full height set of built-in wardrobes fitted with railings and shelving, coved ceiling, inset LED downlighters, double glazed window to front aspect, opening through into:

**ENSUITE SHOWER ROOM**

comprising a three piece suite with large walk-in shower, wall mounted shower head, high level w.c., wash hand basin with hot and cold mixer tap, heated towel rail, inset LED downlighters, further built-in wardrobes, coved ceiling, double glazed window fitted with privacy glass out onto rear aspect.

**BEDROOM 2**

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

**BEDROOM 3**

coved ceiling, cork flooring, radiator, double glazed window overlooking courtyard.

**OUTSIDE**

To the front the property is approached off Church Road via a dropped kerb leading onto a large block paved driveway with enough parking for a number of vehicles. GARAGE with up and over door, and side access gate.

To the rear of the property there are two sections to the garden with the aforementioned courtyard area being centrally located and being accessed off a multitude of rooms and consists of being laid to paving stones, a small timber decking area led directly off the rear doors provides access to the rear garage door, wrought iron gate then in turn leads to the rear garden.



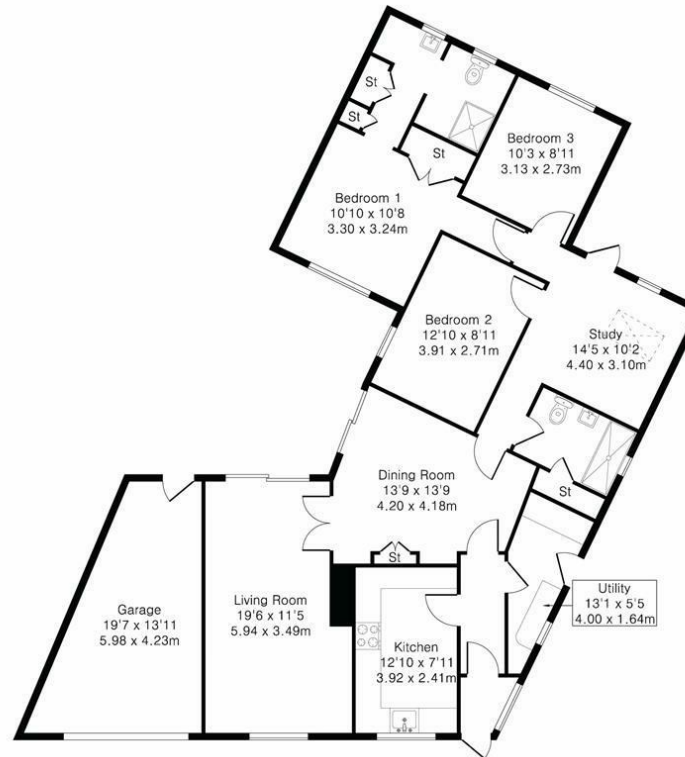
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price £495,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - South Cambridgeshire





Approximate Gross Internal Area 1244 sq ft - 116 sq m  
Garage Area 191 sq ft - 18 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.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)

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.

