



Main Street, Cambridge, CB25 9AB

**CHEFFINS**



## Main Street

Stow-Cum-Quy, Cambridge,  
CB25 9AB

A beautifully presented and generously proportioned detached residence offering versatile accommodation across two floors, including an integral garage. Ideally situated in an attractive village setting, the property enjoys close proximity to the village centre, providing convenient access to Cambridge city centre as well as major road and rail links.

3 2 2

**Guide Price £595,000**





## LOCATION

Main Street in Stow-Cum-Quy is a charming and well-connected location offering a blend of rural tranquillity and excellent accessibility to Cambridge. The village is well-served by local amenities, including a post office/shop for everyday essentials, village hall, and Quy Mill Hotel & Spa, a popular destination for dining and relaxation. Nearby supermarkets and shops are easily accessible. Stow-Cum-Quy sits just off the A14, providing swift road links to Cambridge city centre (approximately 5 miles away) and Newmarket, while regular bus services connect the village to surrounding areas with Main Street being approximately 2 miles from the Newmarket Road Park and Ride into Cambridge city centre. The scenic Quy Fen and nearby footpaths offer beautiful countryside walks, and the National Trust's Anglesey Abbey, with its stunning gardens and woodland, is just a short drive away. Cambridge North railway station is within easy reach, offering direct services to London in under an hour, making the location ideal for commuters seeking a balance between village life and city convenience.

**TIMBER ENTRANCE DOOR**

With a frosted and leaded glass pane, leading into:

**ENTRANCE PORCH**

Pitched ceiling with downlights, window to either side, tiled floor, timber and glazed internal door leading through to:

**OPEN PLAN LIVING/DINING ROOM**

A most expansive space with staircase rising to the first floor with understairs storage cupboard, three double panelled radiators, LED downlights, double glazed windows to the front, double glazed doors and windows to the rear.

**KITCHEN/BREAKFAST ROOM**

Kitchen is fitted with a generous range of storage cupboards to base and eye level, working surfaces with tiling to splashbacks and inset double bowl single drainer sink unit, fitted electric oven, 4 ring hob with extractor hood above, plumbing and space for dishwasher, space for fridge/freezer, engineered hardwood flooring, LED downlights, double panelled radiators and double glazed windows and doors to the side.

**UTILITY/BOOT ROOM**

Working surfaces with tiling to splashbacks, single drainer ceramic sink unit with mixer tap, plumbing and space for automatic washing machine, space for tumble dryer, storage cupboards, engineered hardwood flooring, LED downlights, coat hooks, panelled and glazed door to the rear leading out to the garden.

**STUDY/BEDROOM 4**

With engineered hardwood flooring, radiator, LED downlights, double glazed window to the rear.

**CLOAKROOM**

Accessed by a sliding door, with low level dual flush w.c., and wash hand basin, tiled splashback, wood effect tiled flooring, radiator, inset LED downlighters, extractor fan.

**INTEGRAL GARAGE**

With double glazed window, plasterboard and painted walls, up and over door to the front, Solar panel controls, power and light connected, EV charging point, window to the side.

**ON THE FIRST FLOOR****LANDING**

Access to loft space, radiator, engineered hardwood floor, airing cupboard with insulated hot water tank and electric boiler.

**BEDROOM 1**

Radiator, LED downlights, engineered hardwood floor, double glazed window to the rear.

**ENSUITE BATHROOM**

Fitted with white suite comprising panelled bath, mixer tap, low level w.c., wash hand basin, storage cupboard, extensive wall tiling, radiator, extractor fan, LED downlights, double glazed Velux rooflight.

**BEDROOM 2**

Range of fitted furniture including wardrobes, drawers and desk/dressing table. There is also a

walk-in wardrobe/cupboard, engineered hardwood floor, LED downlights and Velux rooflight.

**BEDROOM 3**

Range of fitted bedroom furniture with fitted wardrobes, double glazed Velux rooflight with remote-controlled blind, LED downlights, engineered hardwood floor, radiator and double glazed window to the front.

**FAMILY BATHROOM**

Fitted with white three piece suite comprising panelled bath with mixer/shower tap, low level w.c. and pedestal wash hand basin, extensive tiled walls, radiator, extractor fan, LED downlights, double glazed Velux rooflight.

**OUTSIDE**

The property sits comfortably within its own delightful plot. Block paved driveway with the possibility to fit two cars to the front, enclosed by hedging, with outside light and gated access to the side.


Rear garden principally laid to lawn, enclosed by fencing, with a shed, paved patio area and pathway, outside lighting.

**AGENTS NOTE**

The property has 19 solar panels fitted to the roof, which have a unit rate of 71.8 pence and generate approximately £1,000.00 of electricity per quarter.





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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	55
(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 £595,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - East Cambridgeshire







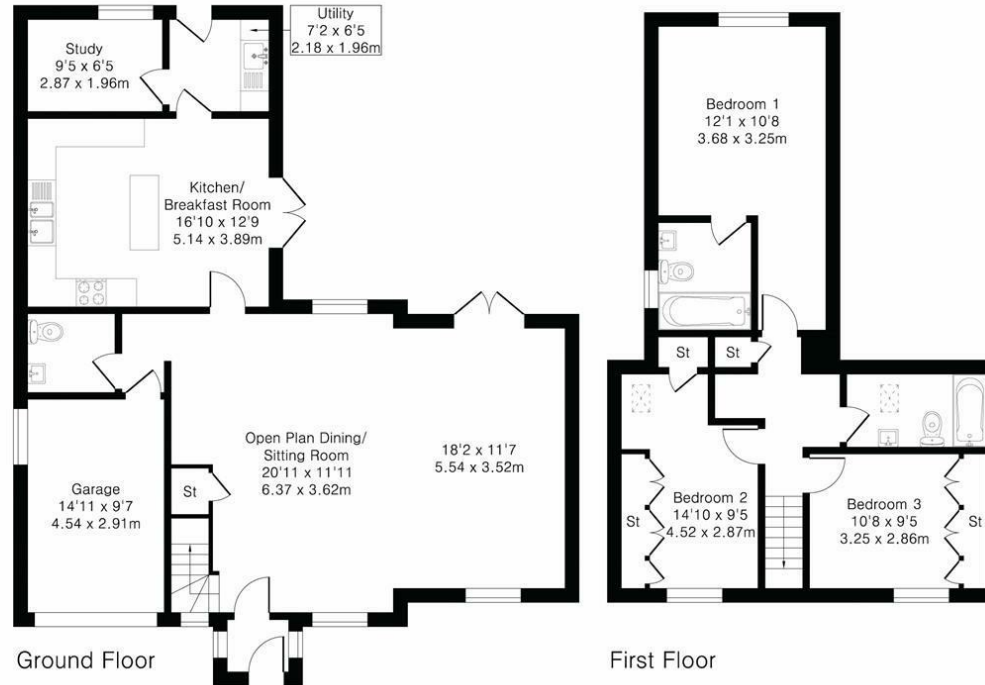


**Approximate Gross Internal Area 1629 sq ft - 152 sq m**

Ground Floor Area 944 sq ft – 88 sq m

First Floor Area 685 sq ft – 64 sq m

Garage Area 142 sq ft – 13 sq m



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.



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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.

