



West Street, Comberton, CB23 7DS

**CHEFFINS**



## West Street

Comberton,  
CB23 7DS

6 3 2

**Guide Price £1,100,000**



A most impressive detached family residence with accommodation extending to about 2500 sqft incorporating open plan kitchen/dining/family room. This fine home stands comfortably within its own established grounds of about a fifth of an acre in a non estate location forming part of this well served, thriving village with highly regarded schooling, shops and pub. As well as being so conveniently placed for access to Cambridge City centre as well as major road and rail links.





## LOCATION

Comberton is located 6 miles to the west of Cambridge and is well placed for major routes including the A428 and M11. The village benefits from numerous amenities including a village shop, post office, butcher, public house/restaurant, primary school, village college and is close to the Cambridge Meridian Golf Club.



## ENTRANCE HALLWAY

with entrance door, window to front aspect, wood effect flooring, storage cupboard, stairs to the first floor and doors to:

## KITCHEN

with range of contemporary eye and base level units, worktop with inset one and a half sink unit with chrome mixer tap over, inset 4 ring electric hob with chimney style extractor hood over, integrated oven, space for American style fridge/freezer, wood effect flooring, integrated dishwasher, additional storage cupboards, hot desk suitable for home working and door to:

## UTILITY ROOM

window to rear aspect, butler sink, space for washing machine with tumble dryer over, preparation counter with range of eye and base level units, door to side, access, open to:

## DINING/DAY ROOM

with windows to rear aspect, lantern rooflights over, sliding patio doors to deck area, electric underfloor heating and air conditioning, engineered wood flooring.

## LIVING ROOM

with window to front aspect, plantation style shutters, feature fireplace and door to dayroom, air conditioning.

## CLOAKROOM

with low level w.c. with Ecoflush, wall mounted wash hand basin with chrome mixer tap.

## BEDROOM 2

with window to the side aspect, door to front, air conditioning, door to:

## ENSUITE SHOWER ROOM

with window to side aspect, suite comprising low level w.c., with Ecoflush button, pedestal wash hand basin, glass and chrome shower cubicle with glass sliding door, part tiled walls.

## ON THE FIRST FLOOR

## LANDING

with loft access via hatch, doors to:

## PRINCIPAL SUITE

with window to front aspect, dormer window to side aspect and Velux window, air conditioning.

## SEPARATE DRESSING ROOM

with window to rear aspect, storage cupboard, door to:

## ENSUITE SHOWER ROOM

with Velux window to the side aspect, suite comprising low level w.c., with Ecoflush, wash hand basin with chrome mixer tap over, wet room style shower area with drencher head over, tiled walls.

## BEDROOM 3

with window to the rear aspect.

## BEDROOM 4

with window to front aspect, air conditioning.

## BEDROOM 5/STUDY

with window to rear aspect, air conditioning.

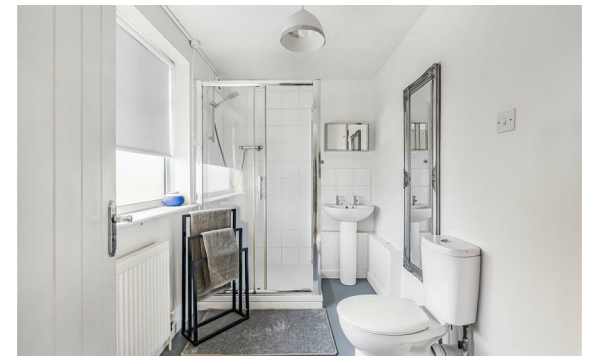
## FAMILY SHOWER ROOM

with window to front aspect, suite comprising low level w.c. with hidden system and Ecoflush button, vanity unit with chrome mixer tap over, large shower enclosure with glass and chrome screen with drencher head over, chrome heated towel rail, tiled floor, part tiled walls.

## OUTSIDE

To the front the boundary is retained by low level brick wall with opening to a large gravel driveway, with podpoint for charging electric vehicles, leading to a patio seating area, a decorative slate bed featuring a selection of shrubs, hedgerows and mature trees.


Fully enclosed rear garden is predominantly laid to lawn with a large deck area, selection of mature trees and shrubs, external lights and power points and a range of outbuildings including a brick built store, gazebo with deck area and hot tub, storage shed, light and power and air conditioning currently used as a gym. Sandpit area with a selection of pull up bars, external tap and gated side access.







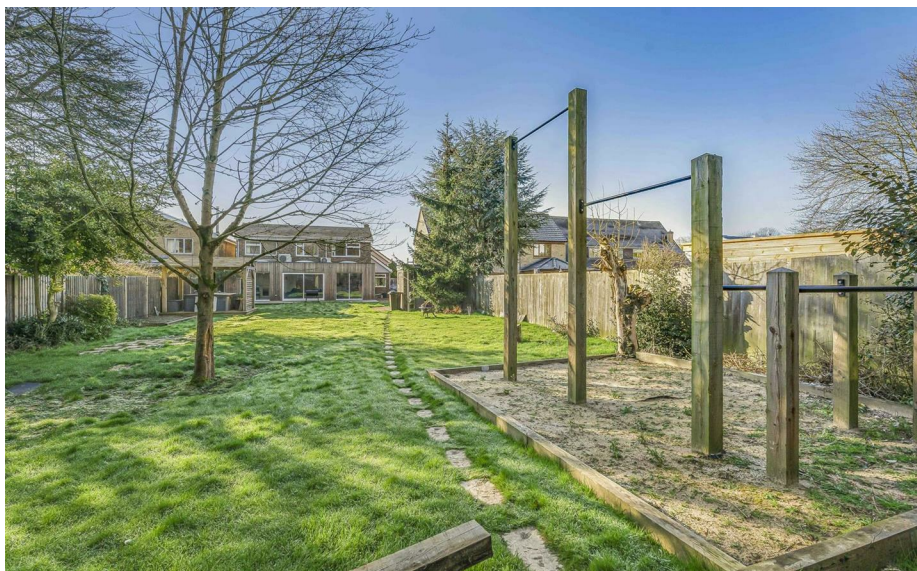


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &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 2729 sq ft - 254 sq m**

Ground Floor Area 1532 sq ft - 142 sq m

First Floor Area 976 sq ft - 91 sq m

Outbuilding Area 221 sq ft - 21 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.

