



Ermine Way, Arrington, SG8 0AG

**CHEFFINS**



## Ermine Way

Arrington,  
SG8 0AG

The Old Courthouse is a truly stunning residence constructed circa 1850 as part of the original Wimpole Hall Estate as a Magistrates Court and Police Houses. Now enjoying its own unique ambience providing versatile and exceptionally well proportioned accommodation extending to approximately 3500 sqft over two storeys. It is likely to be of significant interest to prospective buyers looking for such outstanding space and flexibility. Particular features include the incredible atmosphere created by the abundance of natural light and open spaces with full height windows and doors and the well planned layout of the house utilising a careful selection of materials and finishes reflecting the highest aspirations on retaining the heritage of this imposing building. This is coupled with a wealth of original features including arched windows with Victorian glass, fireplaces, cornice and exceptional carpentry.

7 2 4

Guide Price £1,150,000







## LOCATION

Arrington is a picturesque and pleasant village conveniently located about 11 miles south west of Cambridge and for the commuter is within 5 miles of the mainline station close by at Royston and well placed for access to major routes including the A10 and M11 which is under 10 miles distant. The village benefits from local amenities such as a village hall, several local clubs, a public house, church and a plethora of countryside pursuits surrounding and is within walking distance of the superb parklands of the National Trust Wimpole Estate. Notable schools in the area include King's College and St Francis', St Edmund's and St John's Colleges.

## OUTSIDE

The front of the property offers separate gated access to individual driveways on the Southern and Northern boundary with a landscaped front garden between. Furthermore, the southern driveway has the added benefit of a detached garage.

The secluded wrap around rear garden has been thoughtfully landscaped to create a seamless extension of the accommodation with a large patio area, a selection of lawn areas with high hedge borders, feature flower beds, mature shaped trees and a timber deck area.

## ENTRANCE HALLWAY

with entrance door, doors to:

## DRAWING ROOM

with floor to ceiling windows to the front aspect, open fireplace with tiled hearth and natural stone mantle, glazed panelled doors to the garden, doors to:

## FORMAL DINING ROOM/ BEDROOM 6

with windows to the front and side aspect, fitted storage cupboards, wall panelling, door to:

## STUDY

with windows to the side aspect, feature fireplace, wall panelling, door to inner lobby, door to inner hallway.

## INNER LOBBY

with built in storage cupboard, wall panelling, door to:

## GUEST CLOAKROOM

with low level wc, pedestal wash basin.

## INNER HALLWAY

with under stairs storage cupboard and door to an inner store room with fitted cupboards, door to:

## REMARKABLE OPEN PLAN LIVING SPACE INCLUDING

## KITCHEN

with windows to the side aspect, bespoke, painted handmade kitchen with matching eye and base level units, granite counter with under-mounted double sink, space for range style oven with extractor hood over, space for American style fridge freezer, integrated dishwasher, peninsular with breakfast bar, limestone tiled floor, stairs to the first floor.

## ORANGERY

with lantern roof over, floor to ceiling windows to the rear aspect, glazed double door to the garden, limestone tiled floor.

## DINING

with windows to the side aspect, door to the garden, limestone tiled floor, stairs to the first floor.

## INNER HALLWAY

with under stairs storage cupboard, door to:

## UTILITY ROOM

with preparation counter, inset stainless steel sink with drainer, space and plumbing for washing machine and dryer, storage cupboard, low level wc, wood effect flooring.

## FAMILY ROOM

with windows to the side aspect, feature fireplace with tiled hearth and wooden mantle, glazed door to large, walk in, shelved ante room.

## SNUG/ BEDROOM 7

with windows to the front and side aspect, wall panelling, open fireplace with natural stone mantle.

## FIRST FLOOR

## LANDING

with windows to the rear aspect, doors to:

## PRINCIPAL BEDROOM

with window to the side and rear aspect, fitted wardrobes

## BEDROOM 2

with window to the side aspect, door to:

## EN-SUITE SHOWER ROOM

with suite comprising; wall mounted wash basin, low level wc and a shower enclosure.

## BEDROOM 3

with window to the side aspect, storage cupboard.

## BEDROOM 4

with window to the side aspect, storage cupboard.

## BEDROOM 5

with window to the front aspect, feature fireplace with wooden mantle.

## FAMILY BATHROOM

with window to the front aspect, suite comprising; low level wc with eco flush, bath with drencher head shower over, double basin, marble topped vanity unit, fitted storage cupboard, limestone tiled floor and walls, chrome heated towel rail.

## AGENTS NOTES

Tenure - Freehold  
Council Tax Band - G  
Property Type - Detached House  
Property Construction - Brick with Slate Roof  
Number & Types of Room - Please refer to floor plan  
Square Footage - 3419  
Parking - Driveway and Garage

## UTILITIES/SERVICES

Electric Supply - Mains Supply  
Water Supply - Mains Supply  
Sewerage - Mains Supply  
Heating - Boiler and radiators, oil  
Broadband - Ultrafast Available  
Mobile Signal/Coverage - OK









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>			<b>65</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>	<b>37</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		



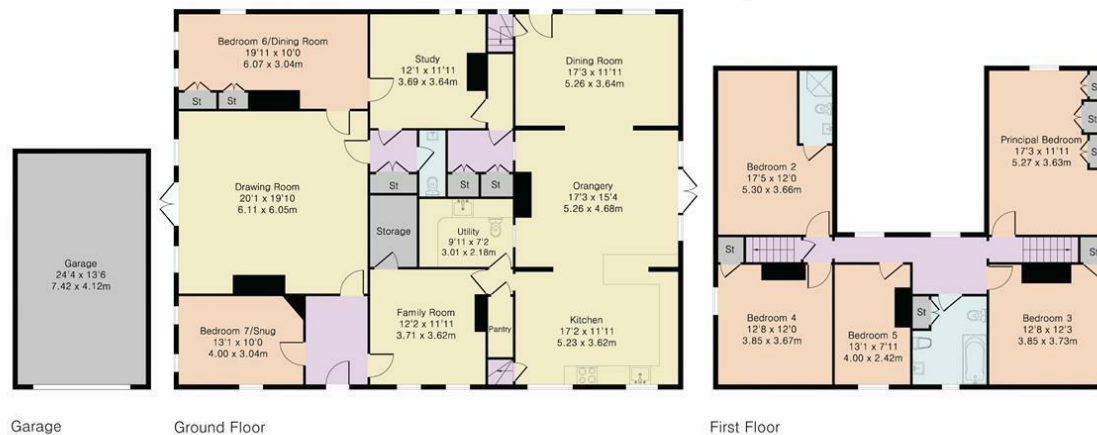
Guide Price £1,150,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - South Cambridgeshire District Council







Approximate Gross Internal Area 3419 sq ft - 318 sq m  
 Ground Floor Area 2056 sq ft - 191 sq m  
 First Floor Area 1060 sq ft - 98 sq m  
 Garage Area 329 sq ft - 31 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.



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