



High Street, Croydon, SG8 0DL

CHEFFINS

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Croydon,
SG8 0DL

A rather stylish and beautifully presented detached house, together with delightful and generous landscaped gardens, courtyard-style parking area and driveway, with detached double garage adjacent. Occupying an idyllic and picturesque position, just off a no-through lane in this highly sought-after village and in the shadow of the parish church.

5 3 4

Guide Price £1,150,000





LOCATION

The property occupies a rather special position towards the edge of the village, and is situated at the beginning of a no-through lane, and it's gardens are bordered by the churchyard and church. The most desirable and sought-after village of Croydon is surrounded by farmland and countryside, and is conveniently situated just 11 miles south-west of the university city of Cambridge and about 6 miles from the major town of Royston with its extensive local amenities and railway station. The village is also well placed for access to major routes, including the M11 Motorway and A1; further mainline stations are located at Ashwell, Whittlesford and Cambridge itself.

ENTRANCE DOOR to:

RECEPTION HALL

with feature tiled floor incorporating matwell, radiator, sealed unit double glazed windows to side aspect, staircase to first floor.

CLOAKROOM

with pedestal wash hand basin and low level w.c., part ceramic tiled walls, radiator, sealed unit double glazed window to side aspect with frosted glass, decorative corning.

DRAWING ROOM

with feature central fireplace with a woodburning stove set on a slate hearth, radiator with decorative cover, sealed unit double glazed windows overlooking the timber deck and rear gardens and a pair of full height sealed unit double glazed doors leading to the deck and the rear gardens, sealed unit double glazed windows to side aspect.

SNUG/FAMILY ROOM

with radiator with decorative cover, sealed unit double glazed windows to side aspect and a pair of full height sealed unit double glazed doors leading to the timber deck and rear gardens, ceramic tiled flooring.

STUDY

with natural wood style flooring, radiator, sealed unit double glazed windows to front and side aspects.

KITCHEN/BREAKFAST ROOM & ADJOINING DINING ROOM AND

A stunning and beautifully presented open plan living space incorporating and kitchen area at one end with inset sink unit with mixer taps, cupboards below, range of traditional style units with beautiful granite style worktops with cupboards and drawers beneath, integrated twin refrigerators, integrated 5 point Range style cooker with oven and grill and a Bosch extractor cooker hood above with matching granite style splashbacks, range of wall storage cupboards, central island unit with granite worktop with cupboards below and small breakfast bar, ceramic tiled flooring, sealed unit double glazed windows to front aspect, opening through to adjoining DINING ROOM with ceramic tiled flooring, radiator with decorative covers and further opening through to GARDEN ROOM, a wonderful light and spacious area with high semi-vaulted ceiling with sealed unit double glazed panels and also enjoying a wonderful view of the neighbouring church tower, full

height sealed unit double glazed windows to side and rear aspect with a wonderful vista over the rear gardens and timber deck to side and further full height sealed unit double glazed doors leading to the deck and a door to the paved terrace to side, natural wood style flooring, door to:

UTILITY ROOM

with inset butler sink and mixer taps, extensive range of base units comprising wooden work surfaces with cupboards and drawers below, space and plumbing for washing machine and tumble dryer, extensive range of wall storage cupboards, coat hooks, shelving, radiator, ceramic tiled flooring, sealed unit double glazed windows to rear aspect overlooking the side terrace, full height broom/storage cupboard and further cupboard housing a Gloworm gas fired boiler, door to front terrace.

ON THE FIRST FLOOR

GALLERIED STYLE LANDING AREA

with radiator, sealed unit double glazed window to front aspect, trap door to roof space, large built-in airing cupboard housing hot water cylinder.

PRINCIPAL BEDROOM 1

with radiator, sealed unit double glazed windows to rear aspect overlooking the rear gardens, extensive range of fitted wardrobes and shelved storage cupboards, door to:

ENSUITE SHOWER ROOM

with a large walk-in shower with wall mounted shower unit, glazed screens, ceramic tiling, pedestal wash hand basin, low level w.c., vertical shelved cabinet with mirror fronted door, towel rail/radiator, ceramic tiled flooring, sealed unit double glazed windows with frosted glass to rear aspect.

BEDROOM 2

with radiator, sealed unit double glazed windows to front aspect, door to:

ENSUITE SHOWER ROOM

with tiled shower cubicle and wall mounted shower unit, glazed shower door, low level w.c., pedestal wash hand basin, radiator, sealed unit double glazed window with frosted glass to front aspect, electric shaver socket, ceramic tiled walls.

BEDROOM 3

with radiator, sealed unit double glazed windows to rear aspect overlooking the gardens.

BEDROOM 4

with radiator, sealed unit double glazed windows to rear aspect overlooking the gardens.

BEDROOM 5

with radiator, sealed unit double glazed windows to side aspect.

BATHROOM

with white suite comprising bath with shower attachment and mixer taps, ceramic tiled walls around, separate walk-in shower with wall mounted shower unit and fixed head shower above, glazed sides and door, vanity style unit with inset wash hand basin, drawers beneath, mixer tap, tiled splashbacks, low level w.c., contemporary style radiator, ceramic tiled flooring, part tiled walls, vertical wall mounted radiator/towel rail.


OUTSIDE

To the front of the property there are a variety of mature shrubs and hedgerow, trees and shrubs around and a high bank adjacent. This in turn leads to an extensive brick paviour style courtyard style parking and turning area adjacent to which is a DETACHED DOUBLE GARAGE with twin up and over doors and a loft ladder leading to a large loft storage area, windows and door to side lead to the rear of the garage where there is a metal garden store and concrete base for further storage adjacent and a log storage unit and a large Calor gas canister. To the front of the house there are paved pathways which in turn lead to the front entrance door and then proceed to the side of the house with a gated access which leads into the rear garden.

Immediately to the side of the property there is a large secluded paved terrace and beyond this then leads onto the delightful landscaped rear gardens which are of a generous size and a rather special feature. The gardens are principally laid to lawn with very well stocked borders and a variety of shrubs, bushes and trees around. In one corner of the garden and at the far end there is a timber constructed summerhouse and a mature conifer hedgerow. Immediately adjacent to the house itself there is a large timber deck with external lighting and a feature of the garden is the steep bank set behind a feature brick wall and this in turn provides a steep bank which leads to the churchyard and the church itself which is again a fascinating historical building which the property lies in the shadow of.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	48	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



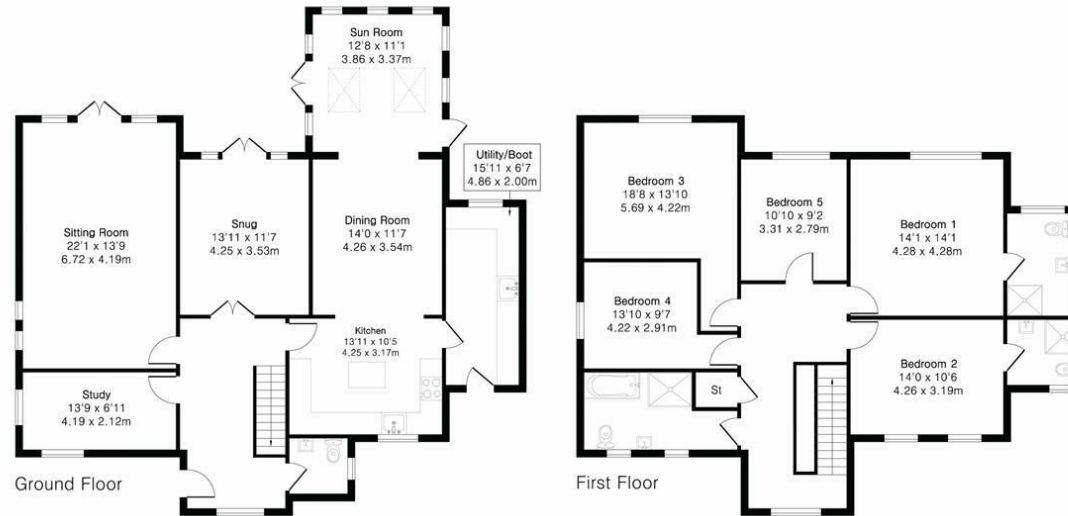
Guide Price £1,150,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - South Cambridgeshire



Approximate Gross Internal Area 2495 sq ft - 232 sq m

Ground Floor Area 1338 sq ft – 124 sq m

First Floor Area 1157 sq ft – 108 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.

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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.

