



Moorfield Road, Duxford, CB22 4PP

CHEFFINS

Moorfield Road

Duxford,
CB22 4PP

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Guide Price £750,000

- Detached Single Storey Property
- Four Bedrooms
- Unique Sitting Room With High Vaulted Ceilings & Wood Burning Stove
- Utility Room
- Garage With Adjoining Workshop & Studio
- Private Rear Garden
- Extensive Off Road Parking

An established detached single storey residence, benefitting from stylish and well proportioned accommodation, situated perfectly in a wonderfully mature and private plot with a versatile studio with shower room, all positioned perfectly to access a wealth of local amenities Duxford has to offer as well as immediate access to Whittlesford Station and other major commuter links.





LOCATION

Moorfield Road, Duxford, enjoys a highly convenient and well-connected location in this sought-after South Cambridgeshire village. Positioned just a short distance from the A505 and M11, the property offers easy access to Cambridge, London, and Stansted Airport, making it ideal for commuters. For those relying on public transport, Whittlesford Parkway Station is approximately one mile away, providing direct rail services to London Liverpool Street in under an hour. The village itself offers a range of local amenities, including a village store, post office, and several traditional pubs, such as The Plough, which is popular with both locals and visitors. For families, Duxford Church of England Primary School is nearby, while the area falls within the catchment for Sawston Village College, a well-regarded secondary school. For leisure and recreation, the renowned Imperial War Museum Duxford is just minutes away, offering a unique and historic attraction. The surrounding countryside also provides plentiful walking and cycling routes, ideal for those who enjoy outdoor activities. Further amenities can be found in the neighbouring villages of Sawston and Whittlesford, including supermarkets, cafes, and healthcare services, while Cambridge city centre is just a short drive away, offering a wider range of shopping, dining, and cultural experiences.

PANELLED GLAZED ENTRANCE DOOR

leading into:

ENTRANCE PORCH

with inset footwell, radiator, coved ceiling, LED downlighters, set of panelled glazed double doors leading through into:

HALLWAY

with engineered oak flooring, coved ceiling, radiator, LED downlighters, doors leading into respective rooms.

DINING ROOM

with continuation of wood flooring from entrance hall, loft access, range of built-in cabinetry one with wall mounted gas fired Combi boiler providing hot water and heating for the property, double panelled radiator, double glazed windows and double glazed door leading out onto garden, opening through to:

INNER HALLWAY

with loft access and doors leading into respective rooms.

KITCHEN

comprising a collection of both wall and base mounted storage cupboards and drawers with stone effect work surface with inset one and a quarter bowl sink with hot and cold mixer tap, drainer to side, space for cooker with tiled splashback, concealed extractor hood above, space and plumbing for dishwasher, integrated and concealed fridge, storage units include pantry store, part vaulted ceiling, space with gable end windows to both side and rear aspect, main double glazed windows to both side and rear aspect, panelled glazed door leads through into:

UTILITY ROOM

comprising a collection of both wall and base mounted storage cupboards, stone effect rolltop work surface with space and plumbing for washer and dryer, radiator, tiled flooring, double glazed window to side aspect, panelled glazed door leading out onto garden.

SITTING ROOM

led directly off the Dining Room, a most unique space with high vaulted ceiling, wooden clad aspects with a large centrally placed woodburning stove with open brick surround and tiled hearth, radiator, LED downlighters, full width set of double glazed windows providing a wonderful aspect and views over the rear garden.

SHOWER ROOM

comprising three piece suite with large walk-in shower with wall mounted shower head, glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, heated towel rail, wood effect flooring, built-in storage cupboard with fitted shelving and housing control for Velux skylights, inset LED downlighters, extractor fan.

BEDROOM 1

with built-in wardrobes, wood effect flooring, radiator, double glazed window to front aspect.

BEDROOM 2

with radiator, double glazed window to front aspect, door leading through into:

ENSUITE W C

comprising of a two piece suite with low level w.c., with hand flush, wash hand basin with separate hot and cold taps, tiled splashback, tiled flooring, extractor fan, wall mounted light, shaver point.

BEDROOM 3

with original parquet flooring, exposed timber beam, radiator, double glazed windows to front aspect.

BATHROOM

comprising of a two piece suite with combined shower and bath with wall mounted shower head, hot and cold mixer bath tap, wash hand basin with separate hot and cold taps, tiled surround, wall mounted shaver point, wall mounted mirror, tiled upstand, tiled flooring, heated towel rail, inset LED downlighter with extractor fan, double glazed window fitted with privacy glass out onto side aspect.

SEPARATE W C

comprising of a two piece suite with low level w.c., with hand flush, wash hand basin with separate hot and cold taps, tiled surround, timber upstand, tiled flooring, radiator, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

BEDROOM 4

with radiator, coved ceiling, double glazed windows to both side and front aspect.

OUTSIDE

To the front the property is approached off Moorfield Road via two dropped kerbs leading onto the U-shaped gravelled driveway with a well stocked bedded area centrally positioned defining the driveway full of

mature shrubs, flowering plants, enough parking for multiple vehicles and some further beds surround the front of the property. To one side of the boundary is defined by beech hedging, the other by a low brick wall.

To the rear of the property is an extensive garden principally laid to lawn with a paved patio area led directly off the rear part of the property. This extends round and forms part of a further covered walk-way leading into the access door from the Utility as well as into the garage and outside studio. The remainder of the garden is bordered by some well stocked bedding full of mature shrubs and trees and following on to the rear part of the garden with timber storage shed and composting area.

GARDEN STUDIO

with power and lighting, door leading back into the Garage and access to:

SHOWER ROOM

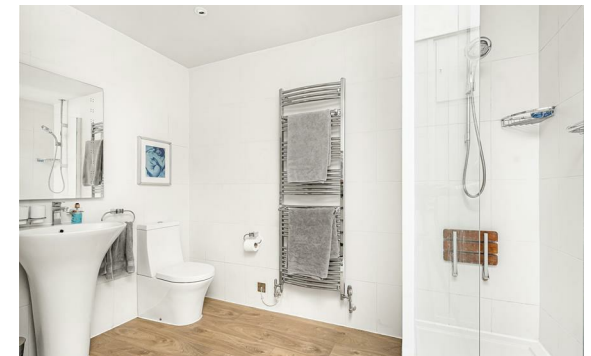
comprising of a three piece suite with wall mounted electric Powershower, low level w.c., with concealed dual hand flush, wash hand basin, hot and cold mixer tap above, extractor fan, tiled surround.

STAIRS LEADING


up to Mezzanine area.

GARAGE

accessed via both the side door as well as electric roller door, fitted with power and lighting.





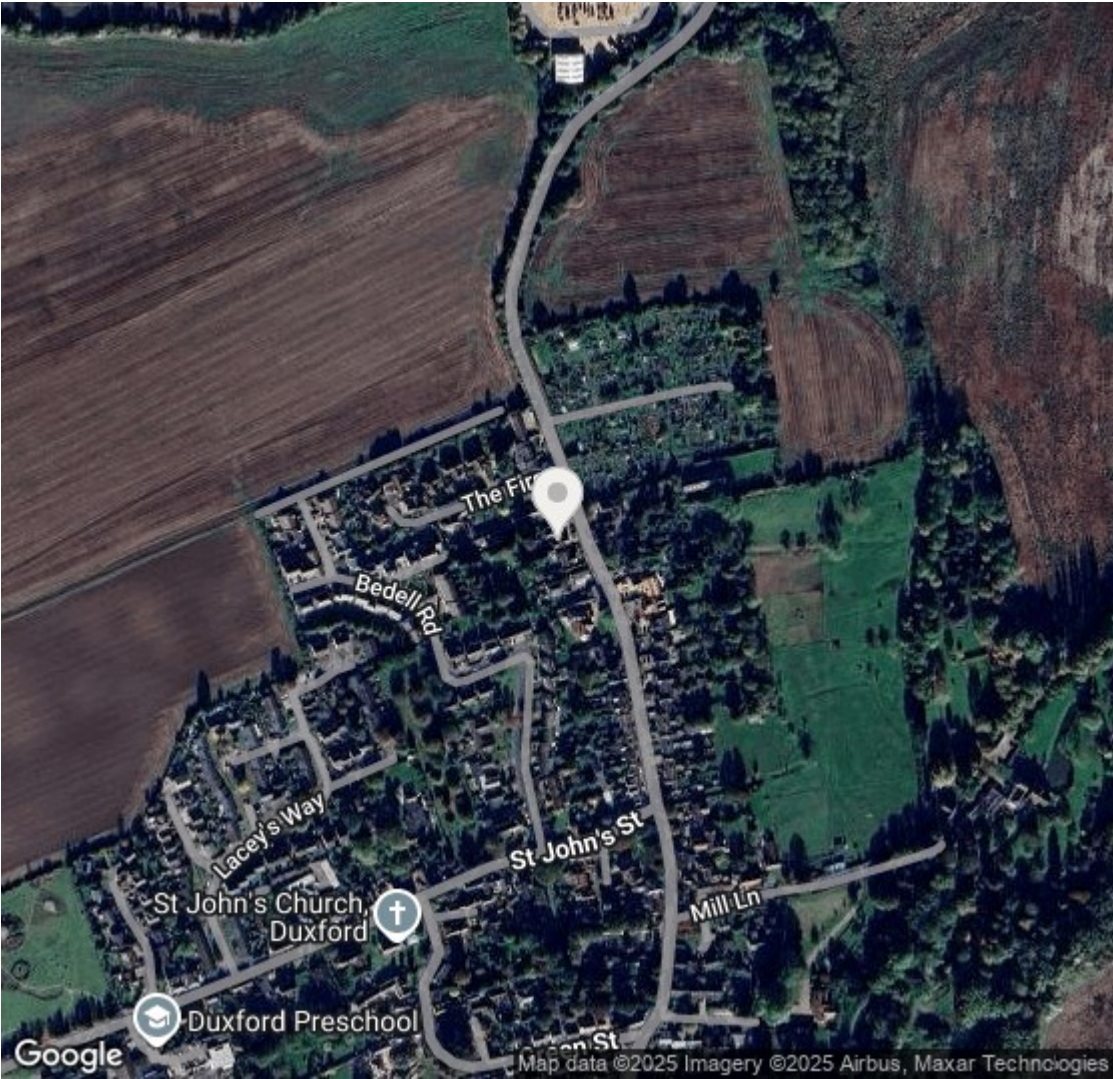
| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (81-91) B | | |
| (69-80) C | 72 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

Guide Price £750,000

Tenure – Freehold

Council Tax Band – F

Local Authority – South Cambridgeshire





Approximate Gross Internal Area 1491 sq ft - 138 sq m

Garage Ground Floor Area 230 sq ft – 21 sq m

Garage First Floor Area 75 sq ft – 7 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.

