



Town Green Road, Orwell, SG8 5QJ

CHEFFINS

Town Green Road

Orwell,
SG8 5QJ

A most fabulous detached Grade II listed period residence, extending to about 1951 sqft with a range of attractive period features, as well as full height vaulted ceilings and impressive breakfast room with glazed elevations overlooking the well stocked, landscaped gardens, towards the end of the gravelled driveway conveniently placed for access to local amenities as well as major road and rail links.

4 2 3

Guide Price £1,000,000





LOCATION

Orwell is a delightful rural village set in the midst of open countryside midway between Cambridge and Royston, conveniently situated off the A603 just over 7 miles south west of Cambridge. The village itself has a range of local amenities such as a post office, shop, public house, church, and is catchment for Petersfield Primary School. There are mainline train stations nearby in Shepreth and Royston, both of which provide direct links to London Kings Cross.

TIMBER PANELLED ENTRANCE DOOR

with fluted glazed double glazed pane leading into:

RECEPTION HALLWAY

natural brick flooring, radiator, double glazed doors and windows to the rear and coats cupboard with shelving.

CLOAKS/SHOWER ROOM

fitted with white suite comprising walk-in tiled shower with drencher shower head, wash hand basin with mixer tap with tiling to splashback, low level w.c., heated towel rail/radiator, tiled floor, ceiling with inset downlighters, secondary double glazed casement window to the front.

KITCHEN

with feature full height vaulted ceiling with a range of fitted storage cupboards and drawers underneath stone working surfaces with matching upstands, cooking Range with tiling to splashbacks, architectural radiator, wooden flooring, double glazed window the side, opening through to:

BREAKFAST ROOM

with feature full height vaulted ceiling, double glazed windows to two sides with twin doors leading out to garden, wooden flooring, architectural radiators, exposed brickwork and timbers.

UTILITY/BOOT ROOM

stone working surfaces with butler style sink, storage cupboards, plumbing and space for automatic washing machine, ceiling with inset downlighters, slate tiled floor, space for fridge/freezer, stable door leading to outside.

LIVING ROOM

feature Inglenook fireplace with oak bressumer, raised hearth fitted with cast iron logburning stove, wooden flooring, architectural radiators, timber latch door with

staircase rising to the first floor with understairs storage cupboard, secondary double glazed casement window to the front and rear and a glazed door leading to outside.

DINING ROOM

feature Inglenook fireplace with oak bressumer (presently sealed) with a raised hearth, wooden flooring, double panelled radiators, secondary double glazed casement window to the front and rear, timber latch door with staircase rising to the first floor, glazed door leading through to:

REAR HALL

feature vaulted ceiling, double glazed to side and rear with double glazed door leading out to garden, architectural radiator, panelled door to the front.

BEDROOM 1

feature full height vaulted ceiling, wooden flooring, double glazed windows and doors to the side with shutters and exposed timbers, storage cupboard with slatted shelving housing Worcester Greenstar oil fired boiler providing domestic hot water and central heating system.

ENSUITE SHOWER ROOM

with feature full height vaulted ceiling, walk-in tiled shower with drencher shower head and glazed screen, wash hand basin with mixer tap and tiling to splashback, low level dual flush w.c., tiled floor, heated towel rail/radiator, frosted casement window, extractor fan.

LANDING

approached via staircase from Living Room with fitted double storage cupboard.

BEDROOM 2

with radiator, access to loft space, wardrobe cupboard with shelving and hanging rail, casement window to the rear.

ENSUITE CLOAKROOM

with low level dual flush w.c., wash hand basin with mixer tap, tiling to splashbacks.

BEDROOM 3

feature vaulted ceiling, double panelled radiator, cupboard housing insulated hot water tank, double glazed Velux window overlooking garden, freestanding bath with floor mounted mixer with handheld rose, tiled floor.

BEDROOM 4

approached via staircase from Dining Room, part vaulted ceiling, exposed timbers, double panelled radiator, casement window to the rear.

ENSUITE CLOAKROOM

low level dual flush w.c., wash hand basin with mixer tap.

OUTSIDE

The property is approached via gravelled driveway shared by two other properties with parking driveway.

The enclosed rear gardens are a particular feature being well stocked principally laid to lawn, mature shrubs as well as flowering beds.

AGENTS NOTE

There is a charge of £190 per annum for maintenance of the shared driveway.





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



Approximate Gross Internal Area 1951 sq ft - 182 sq m

Ground Floor Area 1266 sq ft - 118 sq m

First Floor Area 685 sq ft - 64 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 practice. 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.



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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.



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