



Westley Waterless, CB8 0RG

**CHEFFINS**



## Westley Waterless, CB8 0RG

A highly individual and quite exceptional detached country house, providing beautifully presented and luxuriously appointed accommodation extending to approximately 3257 ft.<sup>2</sup>. The property has recently been the subject of a program of complete remodelling, restoration and rebuilding which has resulted in the creation of a stunning and quite exceptional modern country residence, together with landscaped grounds, including paddocks and stables extending, in all, to about 2.56 acres.

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**Guide Price £1,500,000**





## LOCATION

Homefield occupies a rather special and idyllic setting, enjoying peace and tranquillity with a wonderful vista over farmland to the front and paddocks to the rear. Situated within the unspoilt, small village of Westley Waterless. The village is well placed for access to major routes, including the A11 which, in turn, links to the M11 motorway and Stansted Airport which is located just off junction 8. The village is also well placed for access to Cambridge, including the science park to the north and Addenbrookes campus to the south where a new railway station is due to open in the near future. There is also a station in the nearby village of Dullingham and the horse racing town of Newmarket is also close by (6 miles).



## GLAZED ENTRANCE PORCH

with windows to either side, glazed entrance door leading to further glazed door with glazed windows to either side leading to:

## RECEPTION HALL/FAMILY/MUSIC ROOM

A wonderful open plan space with a feature full height light well with glazed roof void and glazed partition with frosted glass, tiled floor, display area, natural wood flooring, sealed unit double glazed windows to side aspect, staircase off to first floor, built-in storage cupboard understairs and door to:

## CLOAKROOM

with low level w.c. and vanity style unit with wash hand basin, cupboards below, mixer taps, part ceramic tiled walls and floor, further built-in utility area with space and plumbing for washing machine, fitted shelving, radiator with decorative cover, built-in storage cupboard and upright broom/storage cupboard.

## PRINCIPAL RECEPTION ROOM

A most stylish and atmospheric sitting room with feature central fireplace with carved wooden surround, glazed mantel and woodburning stove set on a brick hearth, sealed unit double glazed windows to front aspect and two sets of full height double glazed bi-fold doors leading to:

## GARDEN ROOM

with high roof lantern with sealed unit double glazed windows and extensive sealed unit double glazed windows to side and rear aspect and French doors leading to the large paved rear terrace and gardens.

## A PAIR OF GLAZED DOORS FROM RECEPTION HALL to:

## KITCHEN AND ADJOINING BREAKFAST/DINING ROOM

A luxuriously appointed and beautifully presented kitchen with inset stainless steel sink unit with mixer taps and cupboards below, extensive base units comprising granite style work surfaces with further inset preparation sink and mixer tap, extensive range of cupboards and drawers beneath, integrated Neff dishwasher, large central island with granite style worktop and integrated induction hob, extractor fan set into the ceiling, drawers and cupboards beneath, integrated oven and grill with warming tray beneath, fitted breakfast bar incorporated within the central island, large American style Samson fridge/freezer, upright storage cupboards to side and cupboards above, further base units and wall storage cupboards and opening to DINING AREA with feature ceramic tiled floor, high semi-vaulted ceiling with two sealed unit double glazed Velux windows, double glazed windows to side aspect and bi-fold sealed unit double glazed doors leading to front terrace and gardens.

## DOOR FROM RECEPTION HALL

also leads through to:

## GROUND FLOOR BEDROOM

with natural wood flooring, sealed unit double glazed windows to rear aspect and a pair of sealed unit double glazed doors leading to the rear terrace and door to:

## ENSUITE SHOWER ROOM

with a walk-in shower area with handheld shower and fitted large head shower above, glazed sliding door, vanity unit with inset wash hand basin and cupboard below, wall mirror/shelved cabinet above and wall mounted vertical towel rail/radiator to side, low level w.c., ceramic tiled floor and sealed unit double glazed windows to rear aspect overlooking the rear terrace and gardens.

## ON THE FIRST FLOOR

## GALLERY STYLE LANDING

with intriguing high level semi-vaulted ceiling with circular glass light, radiator with decorative cover.

## INNER LANDING

with large built-in wardrobe/storage cupboard and door off to:

## PRINCIPAL BEDROOM SUITE

A most impressive main bedroom with high semi-vaulted ceiling, radiator with decorative covers, large walk-in wardrobe with shelves above, sealed unit double glazed windows to front aspect with breathtaking views over farmland to front and further sealed unit double glazed windows to rear aspect with views over the rear gardens, paddocks and countryside beyond, door off to:

## ENSUITE SHOWER ROOM

luxuriously appointed with a walk-in shower with tiling around, tiled floor, handheld shower and fixed high level shower head, vanity style unit with wash hand basin, mixer taps, cupboards below, low level w.c., vertical radiator/towel rail, ceramic tiled walls, sealed unit double glazed Velux window and cabinet with wall mirror set above vanity unit.

## BEDROOM 2

with sealed unit double glazed windows to front aspect with views over farmland and woodland, radiator with decorative cover, large built-in double wardrobe with automatic light and door to:

## ENSUITE SHOWER ROOM

with large walk-in shower area, tiled walls and floor, large fixed head shower and handheld unit, vertical radiator/towel rail, vanity unit with wash hand basin and cupboards below, low level w.c., wall mounted cabinet with mirror, high semi-vaulted ceiling and sealed unit double glazed Velux window, trap door to roof space.

## BEDROOM 3

with radiator with decorative cover, large built-in double wardrobes with shelves to side, sealed unit double glazed windows to rear aspect overlooking gardens, paddocks adjacent and countryside beyond, trap door to roof space, door to:

## LUXURY ENSUITE SHOWER ROOM

with a walk-in tiled shower area, glazed screen and door, fixed head shower unit and handheld shower, vanity style unit with mixer taps, wash hand basin and cupboards below, low level w.c., vertical radiator/towel rail, ceramic tiled walls around, sealed unit double glazed Velux window to side aspect.

## BEDROOM 4

with radiator with decorative cover, sealed unit double glazed windows to rear aspect, built-in cupboard.

## BEDROOM 5

with radiator with decorative cover, built-in wardrobes, sealed unit double glazed windows to front aspect.

## BATHROOM

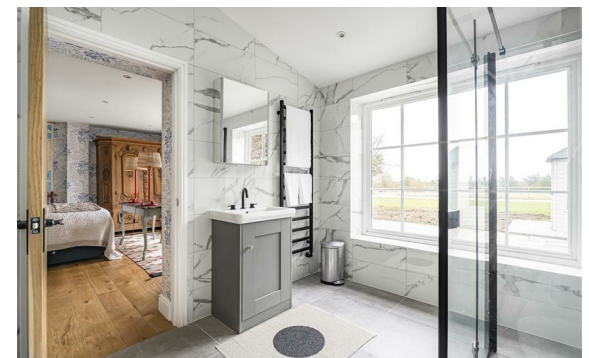
with suite comprising bath with mixer taps, shower attachment, vanity style unit with wash hand basin, cupboard below, wall mounted cabinet with mirror above, low level w.c., and walk-in shower with fixed shower head and handheld unit, glazed sides and door and sealed unit double glazed Velux window to rear aspect.

## OUTSIDE

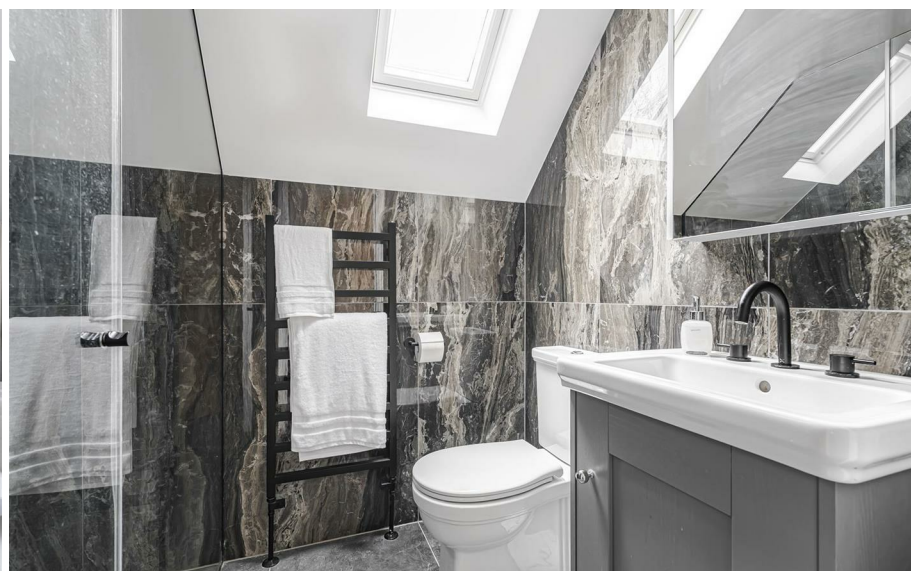
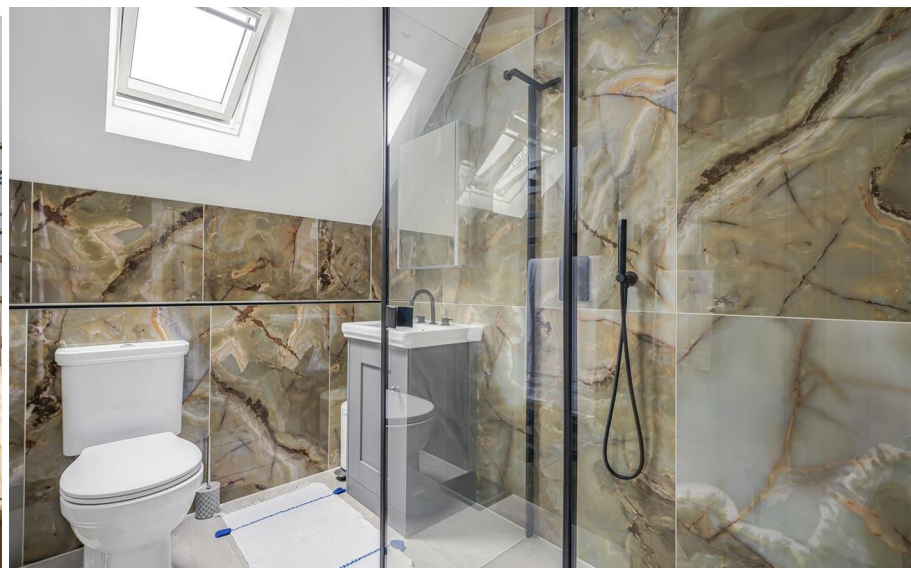
To the front of the property there is an extensive pebblestone courtyard style parking and turning area accessed via automatic 5-bar gate, adjacent to this area there is a DETACHED GARAGE BLOCK with a larger garage to one side and a smaller garage area adjacent with door leading to a plant room with water heater, boiler and home booster Grundfos unit, twin up and over doors. Adjacent to the garage there is an electric car point, water tap, oil storage tank on a concrete base and adjacent to the courtyard area there is a large paved terrace immediately adjacent to the property itself and the long driveway and further paved pathway extends to the side of the property leading to the landscaped rear gardens which are principally laid to lawn with a large paved terrace immediately adjacent to the property itself. There is also a summerhouse set on a concrete base and the driveway swings around the garden area and in turn leads to a further extensive courtyard style area and a stylish detached summerhouse with wooden flooring with a large covered deck with pergola above, external lighting.

The side driveway then extends to the paddocks with a pair of 5-bar gates which in turn lead to the paddocks which adjoin the gardens to the rear which are in two sections with a central carriageway running between the two. The carriageway, in turn, leads to the left of the paddock to a further extensive grassed area and detached stable block with 3 stables and hay store.

In all, the grounds extend to about 2.56 acres.









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>	75	80
(55-68) <b>D</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 £1,500,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - East Cambridgeshire









## Approximate Gross Internal Area 3257 sq ft - 303 sq m

Ground Floor Area 1947 sq ft – 181 sq m

First Floor Area 1310 sq ft – 122 sq m

Garage Area 369 sq ft – 34 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.

