



Clifden Close, Arrington, SG8 0BA

CHEFFINS

Clifden Close

Arrington,
SG8 0BA

- Detached Family Residence
- Gated Driveway Leading to the Integral Double Garage
- Four Bedrooms
- Open Plan Kitchen/Dining Room With Bi-Folding Doors
- Study
- Private Rear Garden
- Quiet Cul-De-Sac Location

An exceptionally well-improved and stylish four-bedroom detached residence, quietly positioned at the end of a peaceful cul-de-sac. The property offers well-proportioned and highly versatile accommodation arranged over two floors, including a most impressive principal bedroom suite. Enjoying a high degree of privacy, the beautifully maintained garden enhances the sense of seclusion, while the home remains conveniently placed for access to the renowned Wimpole Hall estate and a range of nearby amenities.

4 2 3

Guide Price £675,000





LOCATION

Arrington is a picturesque and charming village located approximately 11 miles south-west of the historic university city of Cambridge. It is ideally positioned for commuters, with Royston's mainline railway station just under 5 miles away, providing regular direct services to London King's Cross in as little as 39 minutes. The village is also well placed for road access to major routes, including the A10 and M11, both within easy reach, offering excellent connectivity to Cambridge, London, and beyond. Despite its peaceful rural setting, Arrington enjoys a strong and active community with a surprising range of local amenities. These include a village hall, a children's playground, several local clubs and societies, a church, a well-stocked petrol station with convenience store, and a garden centre. A notable recent addition to the village is The Tea Room, located in the former Hardwick Arms Pub. This inviting venue offers a welcoming atmosphere and serves tea, coffee, ice cream, homemade cakes, and hearty Sunday roasts, along with a well-stocked bar open from morning until late evening – quickly becoming a popular social hub for residents and visitors alike. One of the village's most attractive features is its proximity to the National Trust's Wimpole Estate, a spectacular 3,000-acre parkland home to a working farm, stately mansion, formal gardens, and an extensive network of scenic walking and cycling routes. The estate also boasts a café, restaurant, and gift shop, making it a much-loved destination for recreation and family outings throughout the year. The area is particularly well served for education, with a number of renowned independent schools nearby, including The Perse, St John's College School, and St Faith's School in Cambridge, making Arrington an appealing choice for families seeking access to top-tier schooling within a tranquil and attractive setting.

GROUND FLOOR**ENTRANCE HALLWAY**

With entrance door, stairs to the first floor, under stairs storage cupboard, Karndean wood effect flooring, doors to

KITCHEN / DINER / DAY ROOM

With large gable end window overlooking the garden, windows to the front aspect, bespoke fitted kitchen with range of matching eye and base level units, quartz worktop with under-mounted sink with chrome mixer tap over, integrated appliances include dishwasher, fridge freezer and wine fridge, space for oven with extractor hood over, island with quartz counter and breakfast bar, Sonos integrated ceiling speakers, Karndean wood effect flooring, bifold doors opening to the garden, doors to.

UTILITY ROOM

With window to the front and rear aspect, matching eye and base level units, worktop with inset sink, space for washing machine and under counter freezer, Karndean wood effect flooring

LOUNGE

With windows to the side and rear aspect,

wood burning stove with stone hearth and wooden mantle

STUDY

With window to the side aspect

GUEST CLOAKROOM

With window to the rear aspect, low level wc with eco flush button, wash stand with inset basin and chrome mixer tap over, Karndean wood effect flooring

FIRST FLOOR**LANDING**

With loft access via hatch, doors to

PRINCIPAL BEDROOM

With window to the front and side aspect, dressing area with bespoke fitted wardrobes and drawers, eaves storage cupboards, door to

EN-SUITE SHOWER ROOM

With Velux window, suite comprising; large shower enclosure with glass and chrome door and low level wc with eco flush button, part tiled walls, his and hers vanity unit, Karndean wood effect flooring

BEDROOM TWO

With window to the front and side aspect, eaves storage cupboards

BEDROOM THREE

With window to the side aspect, integral wardrobe

BEDROOM FOUR

With window to the front aspect, eaves storage cupboard, cupboard housing hot water cylinder


FAMILY BATHROOM

With windows to the rear aspect, suite comprising; low level wc with eco flush button, vanity unit with inset basin, freestanding bath with chrome mixer tap over, shower enclosure with drencher head over and glass/ chrome door, chrome heated towel rail, part tiled walls, Karndean wood effect flooring

OUTSIDE

The fully enclosed rear garden is mostly laid to lawn with a patio area featuring an outside kitchen area with external power points, a pizza oven, integrated fridge and bbq, a selection of storage sheds, a range of trees, including apple and pear, and shrubs, external lights, an outside tap and gated side access. The front boundary is bordered with an attractive low level hedge and a double gate offers access to the generous driveway leading to the entrance door and integral double garage.



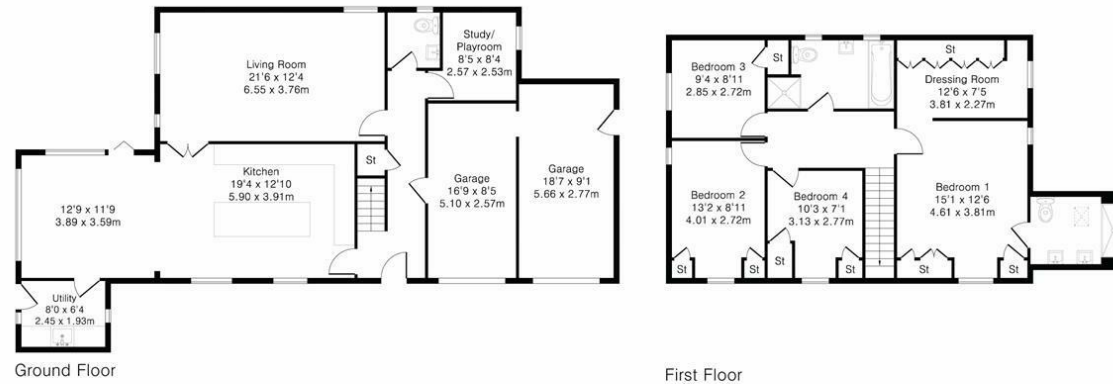
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £675,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - South Cambridgeshire



Approximate Gross Internal Area 1764 sq ft – 164 sq m
 Ground Floor Area 928 sq ft – 86 sq m
 First Floor Area 836 sq ft – 78 sq m
 Garage Area 314 sq ft – 29 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.

