



Springfield, Grantchester Road, Coton, CB23 7PZ

**CHEFFINS**

# Grantchester Road

Coton,  
CB23 7PZ

A substantial detached residence of about 3,603 sq ft offering versatile accommodation arranged over two floors, with generous grounds of just over one acre with useful outbuildings, including a detached double garage. The property occupies a most convenient location, on the outskirts of this thriving, desirable village and located just a couple of miles from the city boundary.

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**Guide Price £1,100,000**





## LOCATION

Coton is a highly sought after village situated about 2 miles west of Cambridge and is well placed for major routes such as the M11, A14 and A428. The village itself has an excellent range of local amenities including a pub/restaurant, post office (open every week day), garden centre (open every day of the week), village hall, Norman church and primary school. Local buses provide easy access to Cambridge centre, and Maddingley Road Park and Ride is also close by.

## COVERED ENTRANCE

with outside light, timber panelled entrance door with leaded and frosted glass pane leading into:

## ENTRANCE HALL

with Travertine tiled flooring, staircase rising to the first floor with painted handrail, newel post and spindles, window to the side, glazed internal door through to:

## RECEPTION HALLWAY

with feature log burning stove, radiator, Travertine tiled flooring, double glazed bay window to the front incorporating a double glazed door. Open through to:

## CLOAKS/SHOWER ROOM

fitted with white suite comprising shower with wall mounted shower controls, low level w.c. and wash hand basin, tiled floor, part tiled walls, tiled shower, extractor.

## STUDY

with attractive timber feature to walls, Travertine tiled flooring, double panelled radiator, double glazed window to the front.

## KITCHEN/BREAKFAST ROOM

fitted with a generous range of storage cupboards and drawers to base and eye level with granite working surfaces with matching upstands and one and a half bowl enamel sink unit with mixer tap, waste disposal and filter drinking and boiling water tap, range of fitted appliances including a pair of AEG double ovens, AEG 5 ring induction hob with glazed splashback and stainless and glass extractor hood above, fitted and concealed fridge/freezer and dishwasher, Kickspace heaters, storage cupboard house Viessman gas fired boiler providing domestic hot water and central heating system, walk-in shelved pantry cupboard, twin double glazed Velux roof windows, a pair of double glazed windows to the rear, panelled and double glazed door through to:

## SCULLERY

with space for additional fridge/freezer, timber working surfaces with single drainer sink unit with mixer tap, plumbing and space for additional dishwasher and double panelled radiator, panelled and double glazed door leading to outside.

## UTILITY ROOM

ceiling with inset downlighters, plumbing and space for automatic washing machine, space for tumble dryer, storage cupboards, wooden working surfaces, double glazed windows to three aspects, panelled and double glazed doors leading out to the garden. Door to large storage cupboard with open wall shelving, ceiling with downlighters, double glazed window to the side.

## LIVING ROOM

A large reception room with coved ceiling, feature open fireplace, storage cupboard, three radiators, double glazed windows to the front and side and double glazed sliding doors leading out to the rear.

## DINING ROOM

with coved ceiling, a pair of radiators, double glazed window to the rear, twin glazed doors leading through to:

## MORNING ROOM

with Travertine tiled flooring, double panelled radiator, double glazed window to the side and double glazed sliding doors to the front.

## ON THE FIRST FLOOR

## LANDING

storage cupboards, one housing insulated hot water tank and slatted shelving, a pair of radiators, double glazed windows to the rear and a double glazed Velux roof window.

## BEDROOM 1

double glazed windows to the front and side, radiator.

## ENSUITE

Travertine tiled floor and part walls with panelled shower bath with curved glazed shower screen with mixer tap, shower unit above, low level dual flush w.c., wash hand basin with mixer tap, storage cupboards, heated towel rail/radiator, extractor fan and double glazed Velux window.

## BEDROOM 2

feature part vaulted ceiling, radiator, double glazed windows to the rear and side.

## ENSUITE SHOWER

Travertine tiled shower and floor, walk-in shower with glazed screen, low level dual flush w.c., wash hand basin with mixer tap and storage cupboards, extractor fan.

## BEDROOM 3

wardrobe cupboard, double panelled radiator, double glazed window to the front.

## BEDROOM 4

with double panelled radiator, double glazed window to the front.

## BEDROOM 5

with double panelled radiator, double glazed window to the side and double glazed Velux rooflight.

## FAMILY BATHROOM

with 4 piece suite comprising walk-in shower, panelled bath, wash hand basin with cupboard below and dual flush w.c., heated towel rail/radiator, double glazed window to the side.

## OUTSIDE

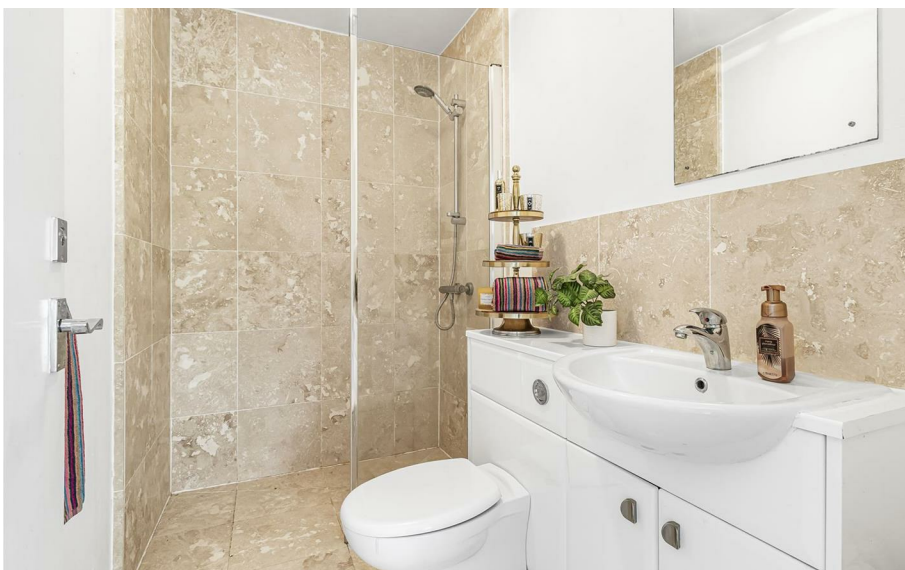
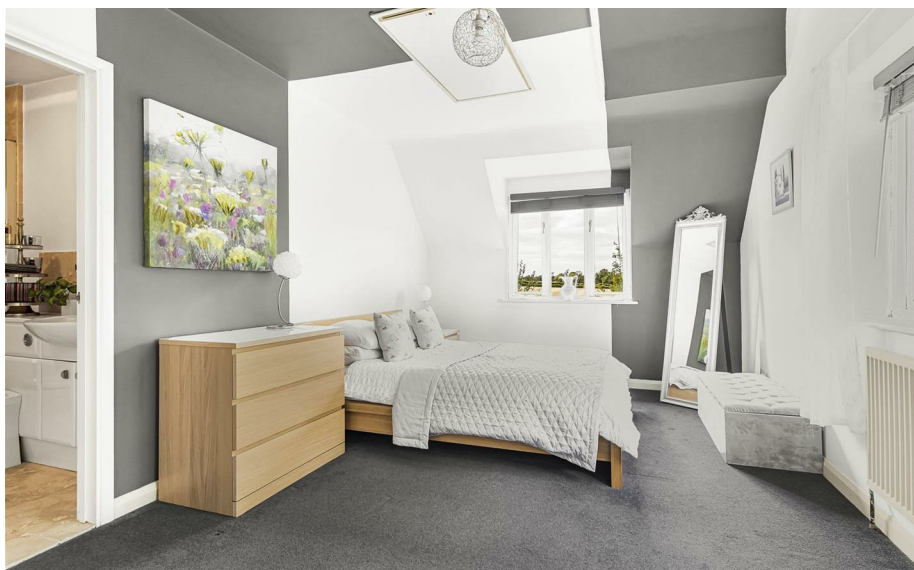
The property is approached with private gravelled driveway from Grantchester Road leading to front garden which is principally laid to lawn with deep hedgerow, mature trees as well as gravelled driveway, DETACHED GARAGE pitched roof, power and light connected, a pair of doors to the front, personal door to the side. 5-bar gates to either side of the property leading to the rear garden.

The rear garden again is principally laid to lawn with extensive paved patio area, chipped bark play area, timber summerhouse with decking to front. A number of mature trees and shrubs, to the rear of the garden there is a greenhouse and shed.

## SERVICES

The property is on a borehole with private drainage, gas storage tank.





| 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>                            |                            |                                                                                   |
| (55-68) <b>D</b>                            |                            |                                                                                   |
| (39-54) <b>E</b>                            | 41                         | 49                                                                                |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

Guide Price £1,100,000  
 Tenure – Freehold  
 Council Tax Band – G  
 Local Authority – South Cambridgeshire District Council





**Approximate Gross Internal Area 3603 sq ft - 335 sq m  
(Excluding Garage)**

Ground Floor Area 2289 sq ft – 213 sq m

First Floor Area 1314 sq ft – 122 sq m

Garage Area 465 sq ft – 43 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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For more information on this property please refer to the Material Information Brochure on our website.

**Agents Note:** Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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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