



Woburn Place, Duxford, CB22 4QJ

CHEFFINS

Woburn Place

Duxford,
CB22 4QJ

3 1 2

Guide Price £375,000

- Fast fibre internet, up to 1000 Mbps (ideal for working at home)
- Open plan living accommodation
- Solar panels returning circa £1,000 pa
- Three double bedrooms
- South-west facing gardens
- Driveway and garage
- Popular residential location
- Scope for further enlargement with lapsed planning for 2 storey extension

A beautifully appointed three double bedroom home situated in a popular residential location. The property offers bright and well-proportioned accommodation, together with a south-west facing garden, off-street parking and a garage. The property is superbly placed between Duxford and Thriplow and within a short distance to the villages amenities.





LOCATION

Woburn Place falls within the Thriplow & Heathfield Parish with a well-regarded primary school and pre-school, public house, community-run shop and a fine parish church. Heathfield has access to an abundance of beautiful countryside walks, two well equipped play parks and a cafe and beauty salon within short walking distance. A scenic walk along a bridleway gets you to The Green Man pub and Thriplow village shop within 30 minutes. Residents enjoy free entry to 'Imperial War Museum Duxford' (with new adventure play park) and the annual 'Thriplow Daffodil Weekend'. For commuters there are good links to Whittlesford train station (2 miles) and Royston train station (8 miles) getting into London in as little as 40 minutes. The property is 6 miles south of the famous City of Cambridge and 1 mile from the M11 with its direct links to London.

GROUND FLOOR**ENTRANCE HALL**

Entrance door and double glazed window to the front aspect, staircase rising to the first floor, fitted shelving and doors to adjoining rooms.

CLOAKROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC and obscure double glazed window to the front aspect.

SITTING ROOM

Double glazed window to the rear aspect, feature fireplace and opening to:

DINING ROOM

Double glazed French doors to the rear aspect and opening to:

KITCHEN

Fitted with a range of base and eye level units, stainless steel sink, Aga plus additional electric double oven, integrated fridge, space and plumbing for washing machine. Double glazed window to the front aspect and double glazed door to the side aspect.

FIRST FLOOR**LANDING**

Doors to adjoining rooms, access to the loft space and built-in airing cupboard.

BEDROOM 1

Fitted wardrobes and double glazed window to the rear aspect.

BEDROOM 2

Fitted wardrobe and double glazed window to the rear aspect.

BEDROOM 3

Fitted wardrobe and double glazed window to the front aspect.

BATHROOM

A spacious family bathroom comprising panelled bath with power shower over, pedestal wash basin, low level WC, heated towel rail and obscure double glazed window to the front aspect.

OUTSIDE

To the front of the property the garden is laid to lawn with an adjoining driveway providing off-street parking and access to the garage with up and over door. There is gated access to the south-west facing rear garden which is predominantly laid to lawn with mature flower beds and a paved terrace and hedge borders providing a good degree of seclusion. Alongside a greenhouse, shed and outbuilding, the current owners enjoy an abundant garden which includes a fig tree, plum tree, raspberries, lavender, wisteria, peonies, roses and plenty of colour throughout the seasons.

SOLAR PANELS

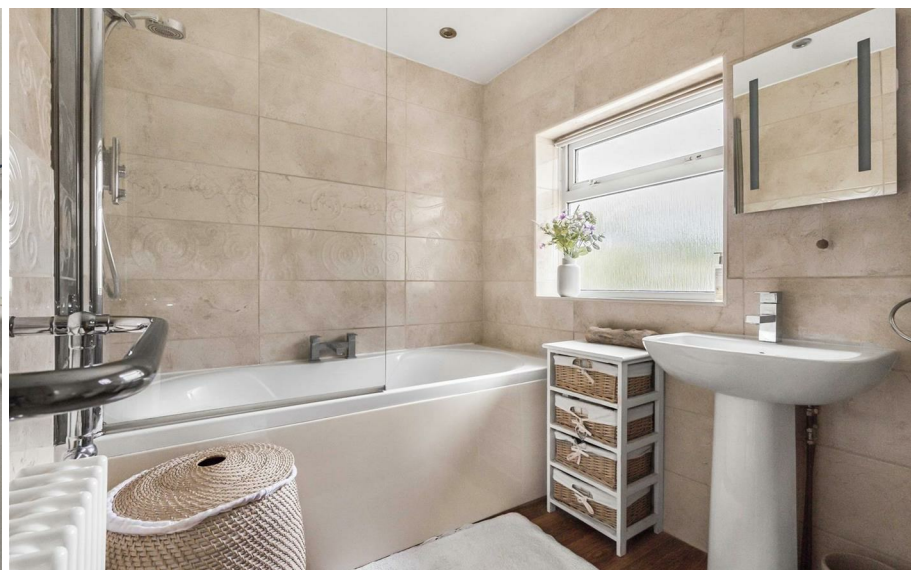
The property benefits from solar panels to the south/west roof elevation. There is a feed-in tariff for any surplus power generated providing a regular income depending on time of year and usage (current vendor receives circa. £1,000 p.a.)


AGENT'S NOTES

There is an annual service charge of £180 to Heathfield Residents Association (www.hra-duxford.org.uk)

VIEWINGS

By appointment through the Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £375,000

Tenure – Freehold

Council Tax Band – C

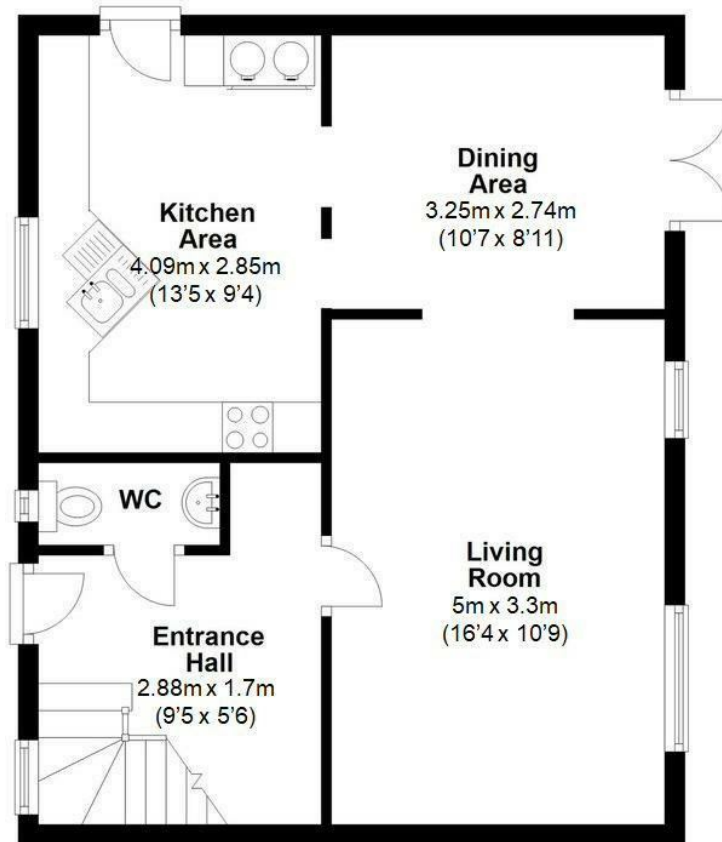
Local Authority – South Cambridgeshire





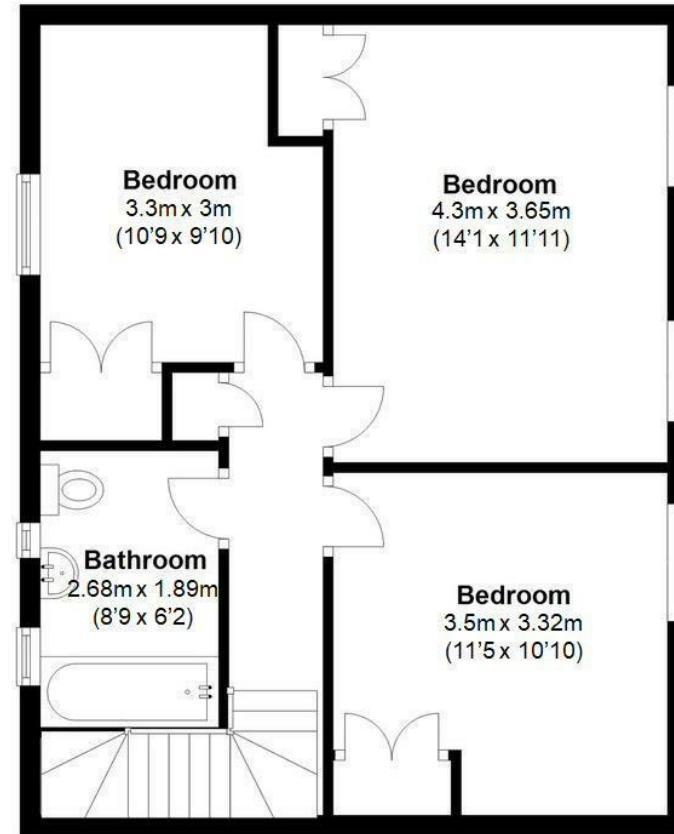
Ground Floor

Approx. 48.4 sq. metres (521.2 sq. feet)



First Floor

Approx. 48.5 sq. metres (522.0 sq. feet)



Total area: approx. 96.9 sq. metres (1043.2 sq. feet)

Floor plan to be used for guidance only.
Plan produced using PlanUp.

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.

