



22 West End, Whittlesford, Cambridge, CB22 4LX
Offers Over £575,000 Freehold



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AN INDIVIDUAL, DETACHED CHALET-STYLE BUNGALOW OFFERING EXTREMELY SPACIOUS AND FLEXIBLE ACCOMMODATION INCLUDING A LOFT SPACE, WHICH PROVIDES A SEPARATE STUDIO / SELF-CONTAINED AREA, AND SET WITHIN MATURE AND PRIVATE GARDENS AND GROUNDS.

- Detached, chalet-style residence
- 2 ground floor bedrooms, study/bedroom 3 and bathroom
- Loft space conversion to self-contained area
- Sitting room with fireplace
- Well-equipped kitchen / dining room
- Gas-fired central heating
- Off-road parking and secluded gardens

The property is located on one of the most desired roads of the highly sought- after village of Whittlesford, which boasts a highly regarded primary school and mainline train station. The property is set back from the road behind a picket fence and has ample off-road parking and a mature and private rear garden. The current owner has greatly improved the property over the years, most notably converting the loft room to a fabulous home office / self contained studio. This area has an independent external spiral staircase at the rear and has been successfully run as a five star Airbnb for several years now.

The accommodation comprises an entrance porch through to a large sitting room with feature open fireplace with an inset gas fire and an exposed timber beam. The kitchen / dining room is a bright and spacious triple-aspect room with French doors out to the terrace and the garden beyond. The kitchen area is fitted with attractive cabinetry, ample working surfaces with an inset ceramic one and a half sink unit with a mixer tap and drainer, four-ring gas hob, double oven, extractor and space for a fridge-freezer plus a handy utility room, which houses the additional white goods and a wall-mounted, gas-fired central heating boiler.

Off the inner hallway are two good-sized bedrooms, a study/ bedroom 3 and a vaulted ceiling shower room with a walk-in shower. The loft conversion is divided into two areas both with vaulted ceilings and rooflights currently utilised as a bedroom with a generous bathroom / dining area, which further boasts a roll top, claw foot bath.

Outside, the front garden is laid to lawn with a generous gravelled driveway accommodating several vehicles. Secured gated side access leads to the rear garden, which is also laid to lawn with flower and shrub borders and beds and a generous paved patio with a part-covered pergola, which is ideal for alfresco dining or summer evening entertaining and a generous garden store. The garden is securely enclosed and offers good levels of privacy.

Location

Whittlesford is a charming riverside village noted for its quality homes lying 7 miles south of Cambridge and 8 or so miles north of Saffron Walden. The village has become a focal point of South Cambridgeshire in recent years with its fast commuter rail service bringing London Liverpool Street within the hour. The village is served by a shop/post office and three public houses, the Tickell Arms, The Bees in the Wall and the Red Lion Hotel. The village has a genuinely thriving community for the young and old. There is a nursery and excellent primary school, active local Scout and Guide groups, gardening and music clubs and lots of village events. Communications are excellent with easy access to the A505 and Junction 10 of the M11 is within 2 miles.

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

South Cambridgeshire District Council.
Council Tax Band - E

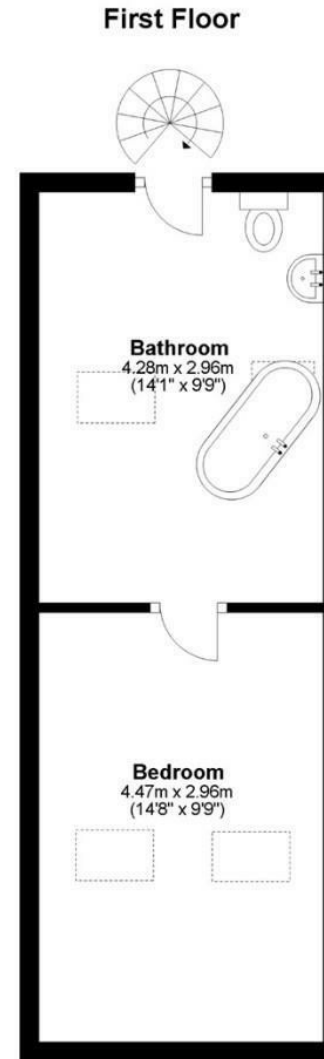
Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Approx. gross internal floor area 106 sqm (1150 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

