



13 Chapel Street, Duxford, Cambridge, CB22 4RJ
Guide Price £750,000 Freehold



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A HANDSOME, DETACHED GEORGIAN HOUSE WITH SPACIOUS AND WELL-PLANNED ACCOMMODATION, SET WITHIN ESTABLISHED GARDENS WITH VARIOUS OUTBUILDINGS AND ENJOYING A CENTRE OF VILLAGE LOCATION.

- Substantial, 3 bedroom detached period house
- 2 reception rooms with feature fireplaces
- Well-equipped kitchen / breakfast room plus large utility room
- Ensuite to master bedroom
- Beautiful orangery extension
- Off-road parking and outbuildings
- Centre of village location
- EPC - E / 41

This most attractive, traditional four-square Georgian house boasts a fine, centre of village location and is set within established gardens and grounds. The current owners have resided there for many years and in this time have made numerous improvements including the original conversion from when the property was the village store some thirty years ago. In more recent times, a beautiful orangery extension has been constructed.

The accommodation comprises a welcoming reception hall with stairs rising to the first floor accommodation. There are two elegantly proportioned reception rooms, including the sitting room with a feature open fireplace and a bay-windowed dining room with original fireplace. The bay-windowed kitchen / breakfast room is fitted with attractive cabinetry, ample fitted working surfaces incorporating a breakfast bar, four-ring ceramic hob, double oven, extractor with space for a fridge with doors out to the orangery, which boasts a roof lantern and panoramic views over the garden. Off the rear lobby is a large utility / boot room with space for the usual white goods, a fitted work surface with a single sink and drainer, and fitted storage cupboards including a pantry cupboard with a cloakroom w.c. just off.

Upstairs off the galleried landing, is a large walk-in store room, three double bedrooms including an ensuite to the master and a family bathroom.

Outside, there is a driveway providing off-road parking for three to four vehicles. The barn and garage have been recently converted and could be utilised in various ways. It is currently being utilised as a large workshop, generous office, walk-in store room plus a loft room. There is a further garden store and tool shed adjacent. The rear garden is laid mainly to lawn with flower and shrub borders and beds, further raised beds and a greenhouse and all enjoys good levels of privacy.

Location

Duxford is a picturesque village established around the churches of St Peter's and St John's, set in some of the finest South Cambridgeshire countryside. It has become an important and growing community with the advantage of an excellent range of local facilities. A primary school serves the area and a regular bus route runs to Saffron Walden and the University City of Cambridge.

In addition, the nearby village of Sawston includes a highly regarded village college, banks, two supermarkets and recreational facilities. Renowned for the Imperial War Museum, to which residents are eligible for free access, Duxford has become a desirable locality for the commuter with the M11 junction and Whittlesford Parkway railway station both just over a mile away. The latter offers a convenient and regular service to London Liverpool Street. Royston is a short drive away and has a fast rail service to London King's Cross.

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - E

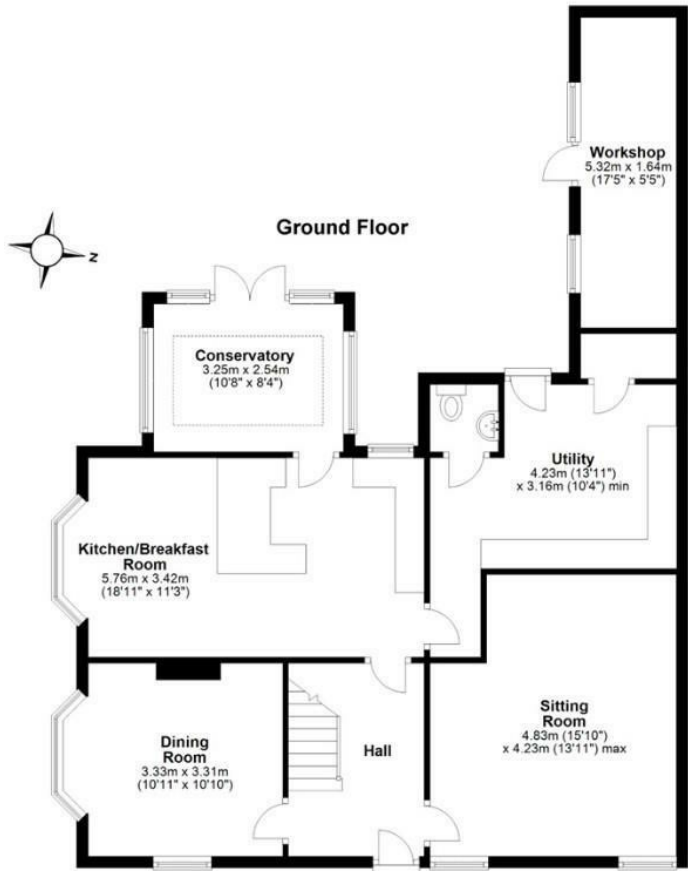
Fixtures and Fittings

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

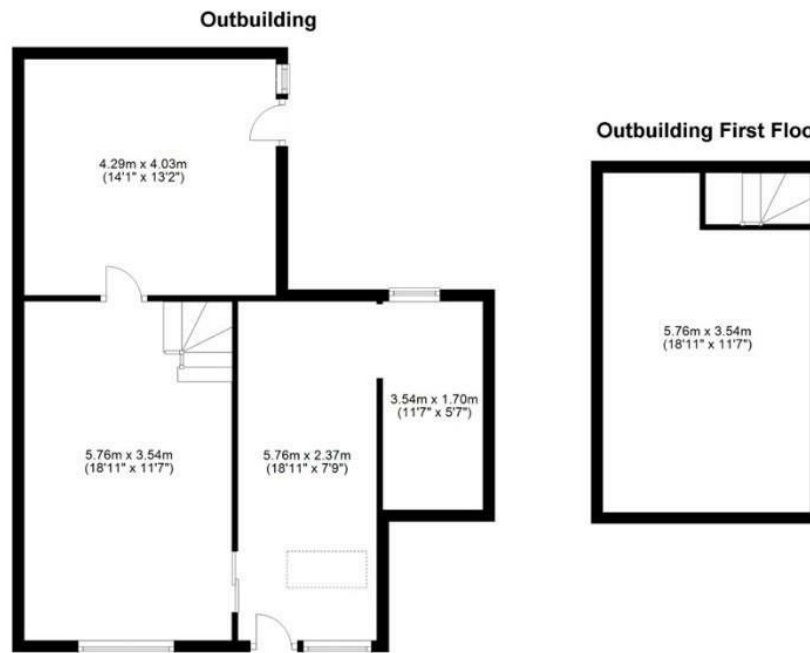
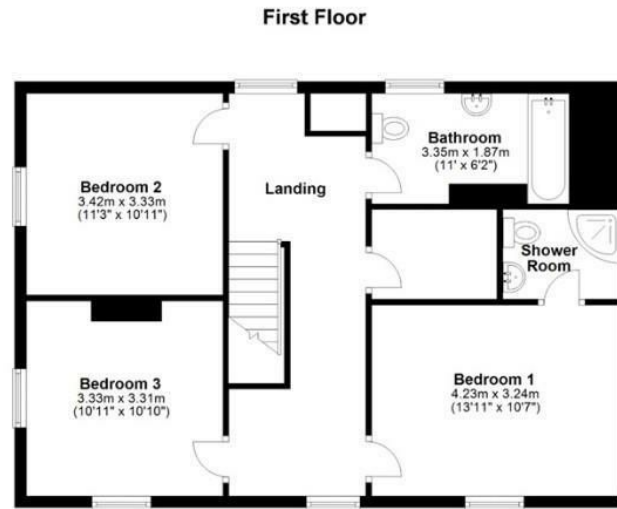
Viewing

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





**Approx. gross internal floor area 152 sqm (1625 sqft)
Excluding Outbuilding**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(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.

