



Longmeadow, Lode, CB25 9HA

CHEFFINS

Longmeadow

Lode,
CB25 9HA

- Individual Detached House
- 3/4 Bedrooms - 1 Ensuite
- Self Contained 1 Bedroom Annexe
- Fitted Kitchen/Dining/Family Room
- Large Primary Bedroom with Ensuite
- Character Property
- Attractive West Facing Garden
- Garage & Driveway
- Stunning Countryside Views

A sympathetically extended substantial 4 bedroom detached cottage with a self contained 1 bedroom annexe located in a sought after Cambridgeshire village with far reaching views to the front over farmland. The property is beautifully presented and benefits from an excellent open plan fitted kitchen/dining/family area, 2 further reception rooms and a generous master bedroom with an ensuite shower room. Features include a large garage and an attractive West facing garden. Viewing Recommended.

4 2 3



Guide Price £745,000



LOCATION

Offering peaceful countryside living and picturesque riverside walks, Lode is also close to Cambridge and to the horse racing centre of Newmarket with a wide range of amenities and local shops in Bottisham and Swaffham Bulbeck. There are local primary schools to choose from and several independent schools in and around Cambridge and Newmarket. The property has easy access to the A14 and to the train stations of Cambridge and Newmarket.

ENTRANCE HALL

with a half glazed entrance door, stairs leading to the first floor, under stairs storage cupboard, oak laminate flooring, radiator.

SITTING ROOM

13'9" x 10'9"

with a fireplace with cast iron grate and surround, ornate tiled inserts, oak laminate flooring, radiator, bay window to the front aspect.

STUDY

13'10" x 10'9"

with oak laminate flooring, fireplace with cast iron grate and surround, granite hearth, radiator, bay window to the front aspect.

KITCHEN/DINING/FAMILY ROOM

25'1" x 13'9" (20'9" max)

with a Perrin & Rowe double ceramic sink, a range of fitted base and wall mounted cupboards, granite worktops and upstands, Rangemaster double Range (available by separate negotiation) with glass splashbacks and extractor hood, integrated Neff dishwasher and full height fridge and freezer, centre island with granite worktop integrated microwave and cupboard and drawer storage, breakfast bar, Karndean flooring, recessed ceiling spotlights, 2 radiators, 2 pair of French doors to the rear, further door and window to the side aspect.

UTILITY ROOM

7'0" x 6'6"

with granite worktops and upstands, space and plumbing for washing machine, Grant oil fired central heating boiler,

broom cupboard, extractor fan, Karndean flooring, recessed ceiling spotlights, half glazed door to the side aspect.

CLOAKROOM

with low level WC, hand basin with mixer tap and cupboard storage under, granite worktops and upstands, ladder style heated towel rail, extractor fan, recessed ceiling spotlights, window to the side aspect.

FIRST FLOOR**LANDING**

with access to the roof space, 2 radiators, built-in cupboard with shelving and a radiator.

BEDROOM 1

14'0" x 13'8" (20'9" max)

with sloping ceilings, 2 radiators, recessed ceiling spotlights, study area, 3 Velux windows, sliding door with a Juliet balcony and views over the garden.

ENSUITE SHOWER ROOM

with a tiled shower cubicle, hand basin with mixer tap, cupboard storage under, low level WC, tiled splashbacks, wall mounted mirror, extractor fan, ladder style heated towel rail, extractor fan, recessed ceiling spotlights, Velux window to the side aspect.

BEDROOM 2

11'8" x 10'9"

with radiator, window to the front aspect.

BEDROOM 3

11'8" x 9'2"

with a fireplace with cast iron grate and

surround, 2 double built-in wardrobes, recessed ceiling spotlights, radiator, window to the front aspect.

BEDROOM 4/DRESSING ROOM

10'5" x 8'9" (to the back of wardrobes)

currently used as a dressing room with a range of fitted wardrobes, drawer storage, radiator, Velux window to the side aspect.

BATHROOM

with a freestanding bath with a mixer tap and shower attachment, tiled shower cubicle, pedestal hand basin with mixer tap, low level WC, tiled splashbacks, ladder style heated towel rail, extractor fan, recessed ceiling spotlights, Velux window to the side aspect.

ANNEXE ACCOMODATION

Located to the rear of the garage.

KITCHEN/LIVING ROOM

17'6" x 11'6" (15'3" max)

with a stainless steel sink unit and drainer with mixer tap, range of fitted base and wall mounted cupboards, worktops and tiled splashbacks, space for freestanding oven with extractor hood over, space and plumbing for washing machine, wood flooring, half glazed door and window to the side aspect, pair of French doors to the rear.

SHOWER ROOM

with a tiled shower cubicle, hand basin with mixer tap with cupboard storage under, low level WC, tiled walls and flooring, ladder style heated towel rail, extractor fan, window to the side aspect.

OUTSIDE

The property is attractively situated with uninterrupted views to the front over farmland. The front garden is laid to lawn with a block paved pathway, brick pillars and an established hedge. To the left hand side of the property is a large block paved driveway and a gated pedestrian access leading to the rear garden.

GARAGE

17'11" x 17'5"

with an electrically operated roller shutter door to the front, window and half glazed door to the side, light and power, Worcester oil fired central heating boiler.

To the rear of the property is a large West facing garden, meticulously maintained with a lawned area, a wealth of established trees, shrubs and flower borders, a large paved patio area, vegetable garden with raised beds, storage shed and greenhouse, oil tank, outside lighting and outside tap.

MATERIAL INFORMATION

- Tenure - Freehold
- Council Tax Band - D
- Property Type - Detached
- Property Construction - Brick and render walls, Tiled roof.
- Number & Types of Room - Please refer to floor plan
- Square Footage - 1,646.88 sq ft
- Parking - Garage & Driveway
- Heating - Oil fired Central Heating


For more information on this property, please refer to the Material Information Brochure on our website.









Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D	59		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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 Council Tax Band - D
 Local Authority - East Cambridgeshire





Approx. gross internal floor area 154 sqm (1650 sqft) excluding Outbuilding



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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.