



Chapel Road, Weston Colville, CB21 5NX

CHEFFINS

Chapel Road

Weston Colville,
CB21 5NX

- Individual Detached Family Home
- Over 2,900 sq ft of Accommodation
- 5 Bedrooms – 3 Ensuites
- Impressive Open Plan Kitchen/Breakfast/Family Room
- Beautifully Landscaped Gardens
- Views Across Open Countryside

A beautifully extended and unique property located on the edge of this sought-after village, offering excellent access to Cambridge. The property has been finished to an exceptional standard and benefits from over 2,900 sq ft of accommodation featuring an impressive kitchen/breakfast/family room with a superb vaulted dining room overlooking the gardens. The ground floor provides spacious and versatile living accommodation and the first floor benefits from 4 good sized bedrooms, including 2 modern ensuites and a stylish family bathroom. Set within a generous plot of approximately 0.70 acre, the property enjoys delightful views across open countryside.

5 4 4

Guide Price £995,000





LOCATION

WESTON COLVILLE has a village hall and church and more local amenities can be found in Balsham (approximately 3 miles) which has a post office, shop, coffee shop, school, pubs, etc. The nearest train station can be found in Dullingham (3 miles). Newmarket (6 miles) and Haverhill (5 miles) offer a much wider range of retail outlets, health services, banking facilities, schooling, along with numerous leisure and recreational venues.

ENTRANCE HALL

with a Fantastic ornate staircase leading up to the first floor landing, fireplace with marble hearth and wooden surround, solid wood herringbone flooring with under floor heating, under stairs built-in storage cupboard, entrance door and a double glazed sash window to the front aspect.

LIVING ROOM

with a vaulted ceiling with velux style windows, inset spotlights, under floor heating, uplighters, wood burning stove with wooden surround, large double glazed box window. Open plan through to;

DINING ROOM

A beautiful orangery design with a vaulted skylight design with inset spotlights, solid wood herringbone flooring with under floor heating, double doors opening onto a sandstone patio area outside and double doors opening through to the;

KITCHEN/BREAKFAST/FAMILY ROOM

A hugely impressive room with vaulted ceilings comprising a range of wall and base units with work surfaces over, Belfast sink, integral appliances include 2 dishwashers, 2 full length fridge and freezers, central island with hob, 2 eye level electric ovens with 2 warming drawers below, sky lights, inset spotlights, double doors opening onto a sandstone patio area, solid wood herringbone flooring with under floor heating, window to the rear overlooking paddocks.

The breakfast area comprises further wall and base units with work surfaces over, sink unit, built-in dishwasher and drinks fridge.

UTILITY/BOOT ROOM

with a range of matching wall and base units with work surfaces over, sunken sink, space and plumbing for washing machine, double glazed window and a door opening onto the rear garden, inset spotlights, solid wood herringbone flooring with under floor heating.

PLAYROOM

with solid wood herringbone flooring with under floor heating, inset spotlights, double glazed window to the side aspect.

GUEST ROOM/BEDROOM 5

A dual aspect room with a sash window to the front aspect and further window to the side, newly fitted carpet with under floor heating.

ENSUITE SHOWER ROOM

with a low level WC, vanity wash hand basin, walk-in shower cubicle with glass screen and rainfall style shower, inset spotlights, heated towel rail.

STUDY

with a large ornate windows to the side aspect, built-in seating area, solid wood herringbone flooring with under floor heating.

FIRST FLOOR**LANDING**

with a double glazed sash window overlooking the front aspect, loft access with drop down ladder.

PRIMARY BEDROOM

A dual aspect room with windows to the front and rear aspects, built-in wardrobes, wooden panelling, 2 downlighters, under floor heating.

ENSUITE SHOWER ROOM

with a low level WC, vanity wash hand basin, walk-in shower cubicle with glass screen and rainfall style shower, inset spotlights, heated towel rail, tiled walls and tiled flooring with under floor heating.

BEDROOM 2

with Juliette style balcony overlooking Paddocks to the rear, built-in wardrobes, under floor heating.

ENSUITE SHOWER ROOM

with a low level WC, vanity wash hand basin, large shower cubicle, inset spotlights, heated towel rail, tiled walls and tiled flooring with under floor heating.

BEDROOM 3

with a double glazed window overlooking the rear aspect, under floor heating.

BEDROOM 4

with a double glazed sash window, solid wood flooring with under floor heating.

FAMILY BATHROOM

Beautifully designed 4 piece suite with a freestanding oval bath, low level WC, wall mounted wash hand basin, large shower cubicle with glass screen and rainfall style shower, inset spotlights, cupboard housing the pressurised water cistern, tiled walls and tiled flooring with under floor heating, heated towel rail.

OUTSIDE

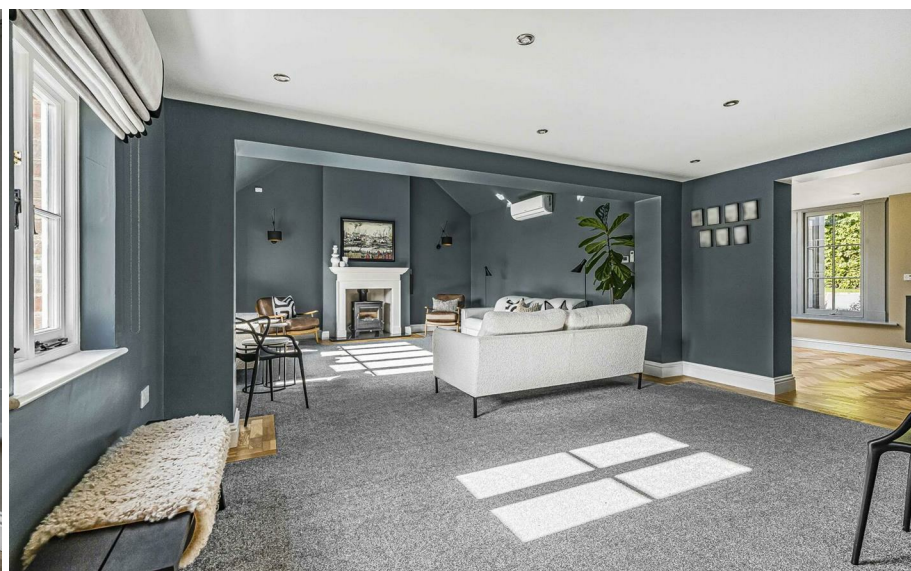
The front of the property is accessed via a 5 bar electric gate which leads to a sweeping shingled driveway offering ample parking for several vehicles. The front and side garden areas are mainly laid to lawn featuring hedgerow borders and an orchard style design offering privacy to the front aspect.

To the rear of the property is a large sandstone seating area set within brick and flint walls with a pathway leading around the property and with steps up to a further raised lawned area with mature shrub borders, 2 stable style storage with power and light and a further storage barn area.

The property is set within approx. 0.70 of an acre and overlooks paddocks and fields to the side and rear aspects.

SALES AGENTS NOTES

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









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £995,000

Tenure - Freehold

Council Tax Band - F

Local Authority - South Cambridgeshire





**Approximate Gross Internal Area 2984 sq ft - 278 sq m
(Excluding Outbuilding)**

Ground Floor Area 2031 sq ft – 189 sq m

First Floor Area 953 sq ft – 89 sq m

Outbuilding Area 441 sq ft – 41 sq m





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.

