



West Road, Gamlingay, SG19 3JT

CHEFFINS

West Road

Gamlingay,
SG19 3JT

A most impressive and substantial modern detached residence providing exceptionally well proportioned and versatile accommodation incorporating a most stylish, large open plan kitchen/dining/sitting room. In addition this fine home sits comfortably on its own established plot with a useful range of outbuildings including detached studio, office and large gym. Located in a desirable area close to the heart of this thriving, well served village.

5 3 2

Guide Price £1,200,000





LOCATION

Gamlingay is a large village that benefits from a range of local amenities including a recently refurbished Co-op, church, as well as the award winning Eco Hub, a successful community and business centre. The village falls into the catchment for Comberton Village College and Cambourne Village College (both rated Outstanding) with the local primary school being a short walk away. For commuters, Gamlingay provides good road access to Cambridge (approx 18 miles), Bedford (approx 15 miles) and surrounding market towns with easy access to the A1 and M11, while rail services in the nearby towns of Sandy and Biggleswade connect to London Kings Cross and the wider region.

COVERED ENTRANCE

with tiled floor, panelled entrance door with stainless steel bar handle leading into:

RECEPTION HALLWAY

oak staircase rising to the first floor with glazed panels, oak newel post, ceiling with a range of inset downlighters, architectural radiator, underfloor heating to tiled floor, double glazed and frosted windows to the front, understairs storage cupboard.

CLOAKROOM

with dual flush w.c., marble tiled floor with underfloor heating, feature marble tiling to part walls, bowl style wash hand basin on stone surface, tiling to splashbacks, ceiling with inset downlighters, underfloor heating, double glazed and frosted window to the front.

OPEN PLAN KITCHEN/DINING/SITTING ROOM

Kitchen is fitted with a generous range of handleless storage cupboards and drawers with quartz stone working surfaces with matching upstands, one and a half bowl undermount sink unit with grooved drainer, large island incorporating breakfast bar with Siemens induction hob, high level extractor, further range of fitted appliances by Siemens incorporating a pair of fan ovens, microwave combination oven and a coffee machine, fitted and concealed Siemens dishwasher and fitted and concealed refrigerator, ceiling with a range of inset downlighters, acoustic wall, tiled floor with underfloor heating, double glazed bi-fold doors to the rear opening to paved terrace with garden beyond.

UTILITY/BOOT ROOM

stone working surfaces with undermount sink unit with grooved drainer and mixer tap, handleless storage cupboards, plumbing and space for automatic washing machine and space for stacked tumble dryer, plant cupboard housing gas fired boiler, pressurised hot water cylinder and underfloor heating controls, broom cupboard, tiled floor with underfloor heating, recess mat, space for American style fridge/freezer, double glazed and frosted door leading out to the covered passage.

LIVING ROOM

ceiling with a range of inset downlighters, feature Stovax wall mounted fire with stone hearth, fitted shelving to chimney breast recess, acoustic wall with provision for wall mounted television, architectural radiators, wooden flooring, double glazed window to the rear.

FAMILY ROOM

wooden flooring, radiator, double glazed window to the front.

HOME OFFICE/STUDY

with fitted desk, storage cupboards and drawers, ceiling with inset downlighters, wooden flooring, radiator, double glazed window to the front.

ON THE FIRST FLOOR**SPACIOUS LANDING**

ceiling with inset downlighters, architectural radiator, shelved storage cupboard, roof lantern with recess lighting and a pair of double glazed windows to the front.

BEDROOM 1

architectural radiators, double glazed window to the rear.

DRESSING ROOM

with open fronted hanging rails and shelving and drawers.

ENSUITE BATHROOM

with freestanding double ended bath with floor mounted mixer with handheld shower, walk-in marble tiled shower with drencher shower head, downlighters and extractor, wash hand basin with wall mounted mixer and storage drawers below, dual flush wall mounted w.c., marble tiled floors with underfloor heating, part marble tiled walls, heated towel rail, radiator, double glazed Velux rooflight with remote control.

BEDROOM 2

radiator, double glazed window to the front.

ENSUITE SHOWER ROOM

walk-in tiled shower with drencher shower head and hand held rose, wall hung wash hand basin with mixer tap, dual flush w.c., heated towel rail/radiator, tiled floor, ceiling with inset downlighters, extractor fan, heated mirror, underfloor heating.

BEDROOM 3

radiator, fitted wardrobe cupboard, and a pair of double glazed windows to the rear.

BEDROOM 4

fitted wardrobe cupboard, radiator, double glazed window to the front.

BEDROOM 5

radiator, fitted wardrobe cupboard and shelving, and a pair of double glazed windows to the rear, radiator.

FAMILY BATHROOM

with walk-in tiled shower with glazed screen, drencher shower head, downlighters, extractor fan, large double ended bath with wall mounted mixer and hand held shower, tiled surround, wash hand basin with wall mounted mixer and a pair of storage drawers below, dual flush w.c., extensive ceramic wall tiling, heated mirror, tiled floor, underfloor heating, heated towel rail/radiator, double glazed and frosted window to the side.

OUTSIDE

Stone capped piers with access to extensive gravelled driveway, timber fencing


with hedgerow, outside lighting, flowering and shrub beds, pathway to the side with gated access leading to the garden and to the other side gated access with covered passageway and bike/bin store with a pair of timber doors to the front, power and light connected.

Rear garden enclosed by fencing and principally laid to lawn with flowering and shrub beds, extensive paved patio area with pergola and outdoor kitchen, built-in gas fired barbecue and storage cupboards, feature Koi pond with glazed panels. DETACHED STUDIO with electric heating and hard wire for wi fi, double glazed bi-fold doors, and adjoining storage shed.

HOME GYM

The former garage has been converted to a home gym with plastered ceiling and walls, inset downlighters, electric radiator, double glazed window.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(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 £1,200,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - South Cambridgeshire District Council



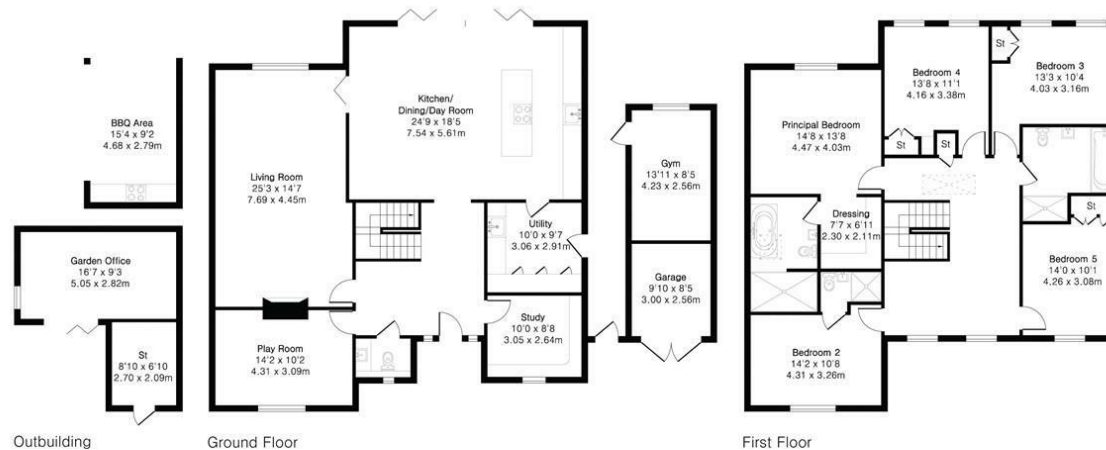
**Approximate Gross Internal Area 2713 sq ft - 252 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1395 sq ft – 130 sq m

First Floor Area 1318 sq ft – 122 sq m

Garage Area 202 sq ft – 19 sq m

Outbuilding Area 216 sq ft – 20 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHEFFINS

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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

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.



PROTECTED

CHEFFINS