



Church End, Gamlingay, SG19 3EP

CHEFFINS

Church End

Gamlingay,
SG19 3EP

A Grade II listed detached period property of immense charm and character believed to date from the 17th Century offering period features throughout along with a stunning mature rear garden enjoying a wonderful position close to the centre of the village and church.

LOCATION

Gamlingay is a highly regarded and well-served village, offering a strong range of local amenities including shops, public houses, a pharmacy and schooling, alongside a well-established community feel. For commuters, the property is ideally positioned, with nearby Sandy and Biggleswade providing mainline railway services into the city of London, and excellent road links via the A1 and A428 offering access to Cambridge, Bedford and Milton Keynes. The property also falls within the catchment area for the highly regarded Comberton Village College.

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Guide Price £475,000





ENTRANCE HALL

Entrance door leading into the entrance hall, featuring quarry-tiled flooring and exposed timbers.

STUDY/BEDROOM THREE

A flexible living space currently arranged as a study, with fitted bookshelves, quarry-tiled flooring and windows overlooking the front and side aspects.

BATHROOM

Fitted with a bath with mixer taps, low-level WC and wash hand basin. Ceramic tiled walls, radiator/towel rail.

LIVING ROOM

A charming reception room with windows to the front aspect and original entrance door. Exposed timbers, exposed wooden floorboards and French glazed doors opening onto the rear garden. Access to half-cellar and a particularly attractive inglenook fireplace with exposed brickwork and timber bressumer beam over.

DINING ROOM

Featuring attractive brick flooring, windows overlooking the front and rear aspects, staircase rising to the first floor and a wealth of exposed timbers.

KITCHEN/BREAKFAST ROOM

Fitted with a range of bespoke units incorporating tiled work surfaces, cupboards and drawers beneath, together with space for appliances. High, semi-vaulted ceiling, windows overlooking the side and rear aspects, exposed timbers and inset Velux double-glazed roof lights. Wall-mounted oil-fired boiler and door providing access to the terrace and gardens.

UTILITY ROOM

With brick flooring, windows and door to the side aspect, sink unit and space and plumbing for washing machine. Internal door providing access to the garage.

FIRST FLOOR

LANDING

First-floor landing featuring exposed timbers.

BEDROOM ONE

Featuring an exposed brick chimney breast, exposed timbers and windows overlooking the side and rear aspects.

CLOAKROOM

with low level WC and hand wash basin.

BEDROOM TWO

With feature high, semi-vaulted ceiling, exposed timbers, access to loft space and window overlooking the rear aspect. Door leading to:

OFFICE/STUDY

Featuring a high, semi-vaulted ceiling, exposed timbers and window overlooking the side aspect.

OUTSIDE

DRIVEWAY & GARAGE

To the side of the cottage is a driveway leading to a garage with light and power, half-cellar, twin timber doors and a further door providing access through to the utility room.

REAR GARDEN

To the rear of the property there is a quite delightful and mature garden enjoying a high degree of privacy and seclusion. A paved terrace immediately adjoins the cottage, with a network of pathways leading through the garden. There is a great variety of mature shrubs and bushes, well-stocked borders and established fruit trees. Further features include a garden storage shed, small greenhouse and lawned areas, together with an attractive inset pond. The garden extends further with additional mature shrubs, trees and bushes creating a particularly attractive and private setting.

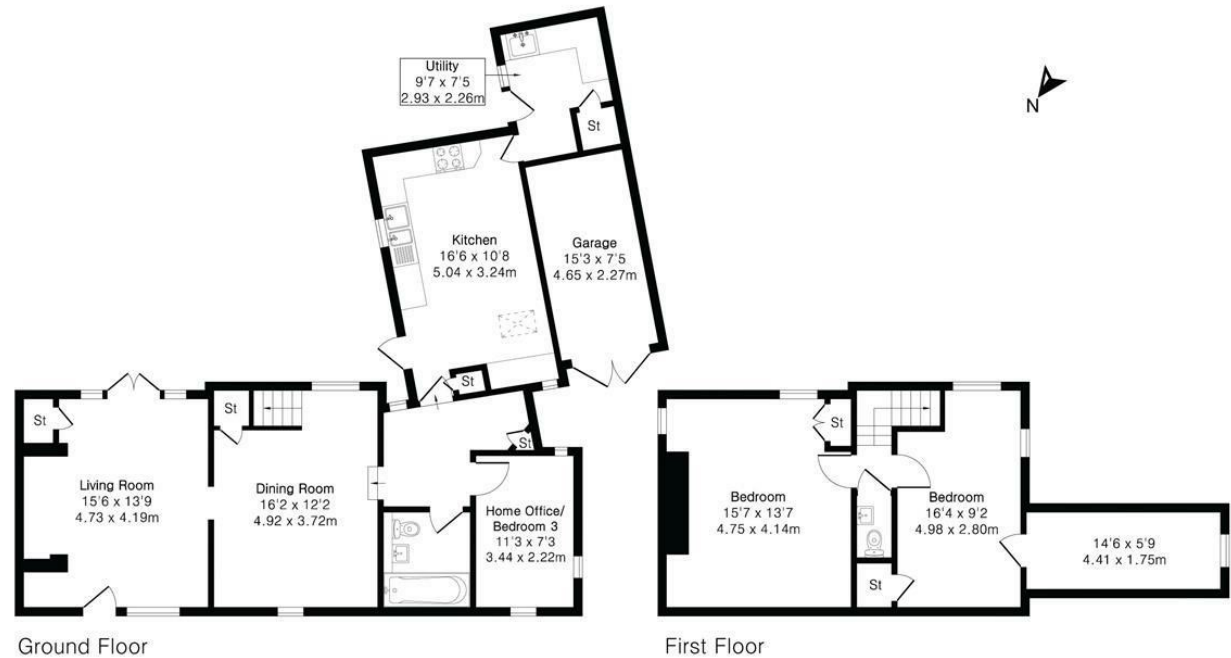


**Approximate Gross Internal Area 1401 sq ft - 131 sq m
(Excluding Garage)**

Ground Floor Area 899 sq ft – 84 sq m

First Floor Area 502 sq ft – 47 sq m

Garage Area 108 sq ft – 10 sq m



Guide Price £475,000

Tenure – Freehold

Council Tax Band – E

Local Authority – South Cambridgeshire

District Council



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.

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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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