



High Street, Tadlow, SG8 0EX

CHEFFINS

High Street

Tadlow,
SG8 0EX

Impressive and substantial modern detached house providing exceptionally well proportioned and versatile living accommodation extending to about 2389sqft. The property also has the benefit of a delightful generous mature plot together with an extensive driveway and off street parking area adjacent to which is a double garage.

5 3 2

Guide Price £800,000





LOCATION

Tadlow is a peaceful village in South Cambridgeshire. This small, highly desirable rural setting offers a strong sense of tranquillity and historic charm –including the notable 13th-century St Giles Church. The village lies approximately 12 miles southwest of Cambridge, with good road links via the A1198 and nearby A505 providing swift access to the city for employment, shopping, and cultural amenities. Royston, just a short drive away (around 7-8 miles), offers a mainline train station with fast services to London King's Cross (under 50 minutes) and Cambridge.

FRONT ENTRANCE DOOR

leading to:

ENTRANCE LOBBY

with full height sealed unit double glazed windows to front and side, matwell, sealed unit double glazed door leading to:

RECEPTION HALL

with staircase off to first floor, natural wood style flooring, recess with coat hooks and door to deep built-in storage cupboard downstairs.

FROM MAIN RECEPTION HALL OPENING TO INNER HALL

with radiator, natural wood style flooring, matwell, sealed unit double glazed door leading to side area, door off to Cloakroom, internal door off to GARAGE and further door off to UTILITY/SHOWER ROOM, door off to:

CLOAKROOM

with pedestal wash hand basin with tiled splashback, wall mirror above, low level w.c., ceramic tiled floor, wall mounted radiator/towel rail.

UTILITY/SHOWER ROOM

with tiled shower cubicle with wall mounted shower unit, folding glazed doors, stainless steel twin bowl sink unit with mixer taps and cupboards beneath, worktop to side with space beneath for appliances, upright shelved storage cupboard and range of wall storage cupboards with lighting beneath, radiator, ceramic tiled floor.

SITTING ROOM

with feature natural wood style flooring, sealed unit double glazed windows to front aspect, radiator, integrated cast iron open firegrate set into wall with glazed door, opening through to:

MUSIC/FAMILY ROOM

with natural wood style flooring, two radiators, full height sealed unit double glazed sliding doors leading to timber deck and rear gardens. Door through to:

STYLISH OPEN PLAN KITCHEN & ADJOINING DINING ROOM

which has a feature high semi-vaulted ceiling, within the kitchen area there is a central island unit incorporating a stainless steel sink unit with mixer taps, cupboards below and fitted worktops to either side, integrated refrigerator and pull-out unit housing bins. To the other side of the island unit there is a fitted breakfast bar. There are also base units comprising worktops with drawers beneath and upright shelved pantry cupboard, wall storage cupboards with lighting beneath, also a recess with a 5 point Belling Range style oven and further integrated grill set into unit with cupboards above, ceramic tiled flooring, radiator, opening to Dining Room with radiator, ceramic tiled floor and extensive range of sealed unit double glazed windows overlooking the rear gardens and full height double glazed windows to either side of a pair of double glazed French doors which lead to the timber deck and garden. Glazed door to:

UTILITY ROOM 2

with inset stainless steel sink unit with mixer taps and cupboards below, fitted base units comprising worktops with cupboards and drawers below, space and plumbing for dishwasher, large corner unit which incorporates a full height refrigerator, wall storage cupboards, ceramic tiled flooring and door to:

STUDY/OFFICE

with natural wood style flooring, high semi-vaulted ceiling with sealed unit double glazed Velux window and a pair of full height sealed unit double glazed sliding doors which lead to timber deck and rear garden., radiator, extensive fitted furniture which incorporates desk unit, shelves.

ON THE FIRST FLOOR**L-SHAPED LANDING**

with radiator, built-in airing cupboard, recess with fitted bookshelves, further radiator and trap door and loft ladder to roof space.

PRINCIPAL BEDROOM 1

with radiator, sealed unit double glazed windows to front aspect, two built-in double wardrobes with cupboards above, door to:

ENSUITE SHOWER ROOM

with large walk-in tiled shower cubicle with wall mounted shower unit, pedestal wash hand basin with tiled splashback and wall mirror above, low level w.c., ceramic tiled floor and high semi-vaulted ceiling with sealed unit double glazed Velux window.

BEDROOM 2

with its own entrance lobby/inner landing with two large built-in eaves storage cupboards, sealed unit double glazed windows to front aspect and door to:

ENSUITE SHOWER ROOM

with a tiled shower cubicle, folding glazed shower doors and wall mounted shower unit, pedestal wash hand basin with wall mirror above, low level w.c., wall mounted radiator/towel rail, part ceramic tiled walls.

BEDROOM 3

with radiator, sealed unit double glazed windows to rear aspect overlooking gardens, built-in double wardrobes.

BEDROOM 4

with radiator, sealed unit double glazed windows overlooking the rear gardens, two built-in double wardrobes and shelved storage cupboards.

BEDROOM 5

with radiator, sealed unit double glazed windows to rear aspect, two built-in double wardrobes and high semi-vaulted ceiling.

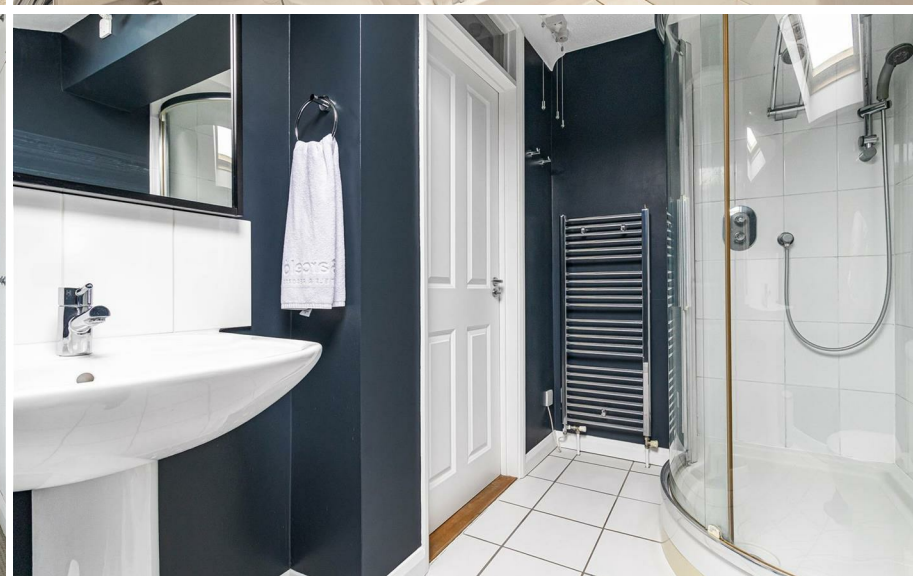
BATHROOM

with white suite comprising bath with ceramic tiled walls around, separate shower unit and glazed shower screen, pedestal wash hand basin and low level w.c., wall mounted radiator/towel rail, ceramic tiled floor, sealed unit double glazed window with frosted glass to side aspect.

OUTSIDE

To the front of the property there is a garden area laid to lawn with mature hedgerow and shrubs to side and an enclosed area which also houses an oil storage tank. There is a generous pebblestone driveway adjacent to which is a DOUBLE GARAGE with twin doors, external lighting, and a large paved area which then leads to the front door. There is also a gated access to side leading to side pathway and rear garden and further paved pathway which leads to a recessed side porch with doors leading into the inner hall and study/office.

To the rear of the property there is a delightful generous garden which is principally laid to lawn with a great variety of mature shrubs, bushes, trees and well stocked borders around. There is a further paved area at the end of the garden which is also accessed via a pair of large wooden gates which are located off a separate side access road. There is also a small timber playhouse and a shinglestone area to the side of the property with hedgerow and there is a generous timber deck immediately adjacent to the rear of the house. Recessed area to side with log store, space for bins and gated access leading to the front.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £800,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - South Cambridgeshire District Council

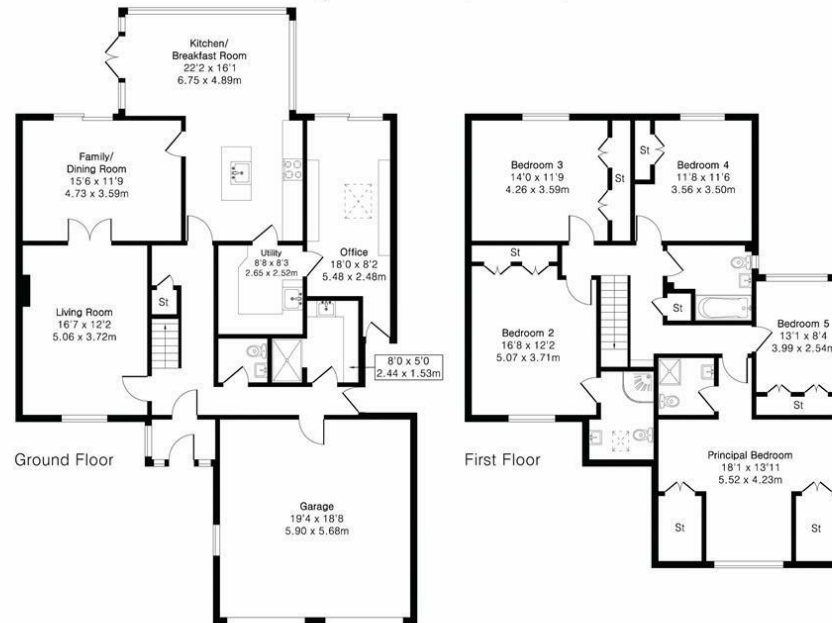


**Approximate Gross Internal Area 2389 sq ft - 222 sq m
(Excluding Garage)**

Ground Floor Area 1205 sq ft - 112 sq m

First Floor Area 1184 sq ft - 110 sq m

Garage Area 361 sq ft - 34 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.

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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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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

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