



Church End, Arrington, SG8 0BH

CHEFFINS

Church End

Arrington,
SG8 0BH

A beautifully presented four bedroom detached property extending to approximately 2047sqft and arranged over two floors. The property further benefits from a triple garage, workshop, generous rear garden, pool house with swim spa and off-road parking for multiple vehicles. Occupying an enviable position within the village.

4 2 3

Guide Price £820,000





LOCATION

Arrington is a pleasant village conveniently located south west of Cambridge and for the commuter is within easy reach of the mainline station close by at Royston and well placed for access to major routes including the A10 and M11. The village benefits from local amenities and is within walking distance of the superb parklands of the National Trust Wimpole Estate.

TIMBER FRONT DOOR

leading into:

ENTRANCE HALL

with engineered oak flooring, Velux windows allowing additional light, window overlooking front of the property with secondary glazing, door out onto rear garden, radiator, LED spotlights and downlights, door into:

DOWNSTAIRS W C

with low level w.c., wash hand basin with storage cupboard beneath, window overlooking front of the property with secondary glazing, heated towel rail, laminate flooring, LED spotlights, extractor fan.

CLOAKROOM/STORAGE CUPBOARD

with coat hanging hooks.

SITTING ROOM

with a continuation of the engineered oak flooring, triple aspect UPVC double glazed windows overlooking pool house and rear garden including UPVC double glazed bay style window, upvc double glazed French doors leading out onto rear terrace area and garden, two radiators and feature inglenook fireplace with multi fuel burning stove.

KITCHEN

Floor units with soft close feature and oak worktop, space for double oven with stainless steel splashback and extractor fan, Belfast sink with mixer tap, integrated dishwasher, cupboard housing boiler, space for wine cooker, space and plumbing for washing machine, space for tumble dryer with extract and space for American style fridge/freezer, Velux windows allowing in additional light, integrated pantry cupboard and further built-in storage with shelving, wall lights, LED spotlights, wood effect vinyl flooring.

DINING AREA

With engineered oak flooring, brick built feature Inglenook fireplace with Oak mantle piece and tiled hearth and multi fuel burning stove, stairs leading up to first floor, window overlooking front of the property with secondary glazing, understairs storage cupboard with electricity meter, door into:

OFFICE

engineered oak flooring, LED spotlights, upvc double glazed French doors leading out to pool room and rear garden, radiator, storage cupboard,

ON THE FIRST FLOOR

LANDING

carpeted, Velux windows allowing additional light, window overlooking front of the property with secondary glazing, downlight, storage cupboard, access into various rooms including:

PRINCIPAL BEDROOM

carpeted, window overlooking side of the property with secondary glazing, exposed timber beams, radiator, built in drawer storage with soft close feature, door into:

ENSUITE

with three piece suite comprising walk-in tiled shower, low level w.c., wash hand basin with storage drawer beneath, further storage cupboard with hanging rail, window overlooking front of the property with secondary glazing, heated towel rail, exposed timber beams, LED spotlights, tiled floor, part tiled walls.

BEDROOM 2

carpeted, Velux windows, upvc double glazed windows overlooking the rear of the property, downlight, built-in wardrobe, hanging rails and shelving, exposed timber beam, air conditioning unit and radiator.

BEDROOM 3

carpeted, upvc double glazed windows overlooking the rear and side of the property, radiator, downlight, exposed timber beams.

BEDROOM 4

carpeted, Velux windows, built-in wardrobe with hanging rail and further overhead storage, downlight, exposed timber beam.

BATHROOM

with three piece suite comprising of walk-in tiled shower, low level w.c., wash hand basin with storage drawer beneath, heated towel rail, tiled floor, LED spotlights, extractor fan, exposed timber beam, frosted window with secondary glazing overlooking side of the property.

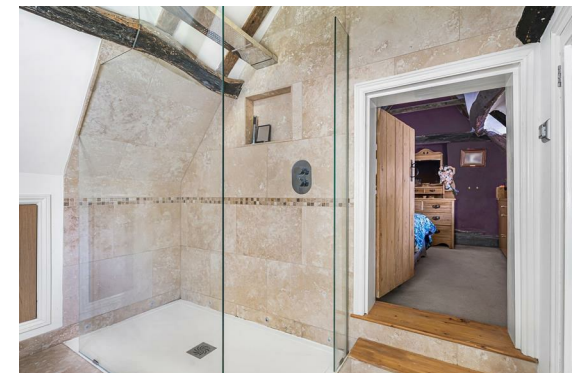
OUTSIDE

The property is approached via driveway allowing off-road parking for multiple vehicles and access to triple GARAGE beyond with concrete floor, double timber doors, power and lighting, range of floor units with laminate worktop,

block construction with timber and steel frame. Pathway leading to front door and side gate leading into the rear garden. The front garden is predominantly gravelled and enclosed via hedging with water feature and access into rear garden, timber covered bin store.

Rear garden which is west facing, steps up to gravelled area with Millboard wood effect decking offering a perfect place for outside seating and al fresco dining, steps down to a further terrace area with jacuzzi and doors into timber framed POOL HOUSE with swim spa, 14ft hydro pool, heated towel rail, windows offering views over the rear garden as well as the side of the property. Door into SHOWER ROOM with tiled walls and laminate flooring, LED spotlights, extractor fan, low level w.c., roof light and extractor fan, two sets of French doors from both the rear and side of the pool house, access to the front of the property from both sides via pathway and timber gates. Water feature and pond, electricity, outside light, steps up to a further terrace area again perfect for outside seating and al fresco dining door into SUMMER HOUSE resin floor, French doors leading out to the rear garden and windows overlooking rear garden, timber framed with electricity and lighting, storage cupboards and overhead storage and bar area, further door into a timber framed WORKSHOP with concrete flooring, work benches, power and lighting, windows overlooking the rear garden and further eaves storage potential.

The rear garden is predominantly laid to lawn and enclosed via hedging, borders and beds containing a variety of shrubs, hedging and fruit trees. There is also an allotment area which is enclosed via timber fencing, oil tank, access into further timber storage shed, outside water tap and Belfast sink.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) A		
(51-61) B		
(39-50) C		
(29-38) D		
(19-28) E		
(11-18) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales	60	68
EU Directive 2002/91/EC		

Guide Price £820,000

Tenure - Freehold

Council Tax Band - F

Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 2047 sq ft - 190 sq m

(Excluding Garage & Outbuilding)

Ground Floor Area 1211 sq ft - 112 sq m

First Floor Area 836 sq ft - 78 sq m

Garage Area 462 sq ft - 43 sq m

Outbuilding Area 784 sq ft - 73 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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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