



The Green, Weston Colville, CB21 5NT

**CHEFFINS**

## The Green

Weston Colville,  
CB21 5NT

- Detached Single Storey Residence
- Four/Five Bedrooms
- Three Reception Rooms
- In Need Of Sympathetic Improvement & Updating
- Garage/Workshop
- Mature & Expansive Plot
- Solar Panels With Battery
- Chain Free

An impressive detached single storey residence, in need of sympathetic improvement and updating, offering flexible accommodation, occupying a most delightful position on this private drive and situated in a wonderfully mature plot with a pond fed by a natural spring.

4 2 3

**Guide Price £595,000**





## LOCATION

This charming and historic village, nestled amidst the gently undulating countryside of South Cambridgeshire, offers a quintessential rural lifestyle while maintaining excellent connectivity to Cambridge and surrounding towns. Weston Colville itself is a close-knit and friendly village with a strong sense of community. It features a recently renovated and well-used village hall that hosts a variety of events, classes, and gatherings, a large recreation ground with a children's play area, and a cricket pitch that's home to a popular local team. The village is crisscrossed by a network of picturesque footpaths and bridleways, offering miles of walking and riding opportunities through beautiful countryside and open farmland, ideal for nature lovers and outdoor enthusiasts. Essential amenities can be found in the neighbouring villages of Balsham and Burrough Green, including a primary school, pub, church, and convenience store. More comprehensive facilities are available in the historic market town of Newmarket, just a short drive away, known for its wide array of shops, restaurants, racing heritage, and cultural events. The nearby village of Linton also offers a Co-op, medical centre, cafes, and access to the highly regarded Linton Village College. For commuters, the location offers excellent road links via the A11, connecting swiftly to the A14 and M11, making travel to Cambridge, Stansted Airport, and London straightforward. Rail connections are available from nearby Dullingham and Whittlesford Parkway stations, with direct services to Cambridge and London Liverpool Street or King's Cross. Families are particularly well-catered for, with a choice of excellent local schooling options including the Ofsted-rated 'Good' Linton Village College and several well-regarded independent schools in Cambridge such as The Perse, St Mary's, and The Leys.

## PANELLED TIMBER ENTRANCE DOOR

with side glazed panelling leading through into:]

## ENTRANCE HALL

with coved ceiling, radiator, panelled doors leading into respective rooms.

## STUDY

with coved ceiling, radiator, double glazed window to front aspect.

## SITTING ROOM

with coved ceiling, electric fireplace with brick surround and hearth, wooden mantel, double panelled radiator, inset downlighters, stairs rising to first floor accommodation, almost full width of double glazed sliding doors leading out onto garden.

## KITCHEN/BREAKFAST ROOM

Kitchen comprising a collection of wall and base mounted storage cupboards and drawers with a laminate work surface with inset one and a quarter bowl sink with hot and cold mixer tap, drainer to side, integrated 4 ring gas hob with tiled splashback, concealed extractor hood above, integrated Bosch double oven and microwave above, integrated and concealed Miele dishwasher, tiled effect flooring, inset lighting, further storage units include display shelving and cabinets, pantry store, radiator, double glazed window overlooking garden with panelled glazed door out onto patio.

## DINING ROOM

with coved ceiling, radiators, double glazed windows to both front and rear aspect, panelled door leading through into:

## FAMILY ROOM

with loft access, coved ceiling, double panelled radiator, wall mounted unit for Solar panels housing storage battery, double glazed sliding doors leading out onto patio and double glazed window to front aspect, panelled door leading through into:

## BOILER ROOM

housing oil fired base mounted boiler with fitted timber shelving surrounding.

## INNER HALLWAY

with loft access, radiator, ceiling mounted lighting, double glazed window to side aspect, panelled doors leading into respective rooms.

## PRINCIPAL BEDROOM SUITE

with coved ceiling, LED downlighters, built-in wardrobes fitted with railings and shelving, radiator, double glazed window overlooking garden, panelled door leading through into:

## ENSUITE SHOWER ROOM

comprising of a three piece suite with wall mounted shower accessed via glazed sliding door, low level w.c., with hand flush, wash hand basin with separate hot and cold taps, tiled splashback, wall mounted mirror, wall mounted lighting, shaver point, heated towel rail, double glazed window fitted with privacy glass out onto side aspect.

## BEDROOM 2

with an array of built-in wardrobes and storage cupboards, radiator, coved ceiling, double glazed windows to side aspect.

## FAMILY BATHROOM

comprising a three piece suite with combined shower and bath with dual shower head, glazed shower partition, hot and cold mixer bath tap, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled flooring, heated towel rail, shaver point, tiled upstand, coved ceiling, double glazed window fitted with privacy glass out onto side aspect.

## BEDROOM 3

with built-in wardrobes accessed via sliding doors fitted with railings and shelving, radiator, double glazed windows to front aspect.

## STORAGE ROOM

with radiator, double glazed window to side aspect.

## ON THE FIRST FLOOR

## LANDING

with radiator, Velux skylight to rear aspect, panelled door leading to:

## BEDROOM 4

with double panelled radiator, eaves storage space, Velux skylight with fitted blind out onto rear aspect.

## OUTSIDE

To the front the property is approached off The Green via a shared lengthy gravelled driveway which in turn tails off to this respective property where it opens onto a further gravelled driveway with enough parking for multiple vehicles and access to the main up and over door of the garage.

To the rear of the property is a most extensive and private garden principally laid to lawn with paved patio area led directly off the rear part of the property providing a wonderful space to both relax and entertain this extends round to either side providing access to side passageway or the

rear access door to the garage. The main lawned area is bordered in multiple places via mature and well stocked bedding full of shrubs and flowering plants, slight lowering of the garden in the direction towards the large pond which is fed via a natural spring and benefits from a wealth of mature plant life and trees surrounding. The garden is predominantly bordered by mature hedging. The side passage which is paved provides storage for the LPG tanks for the gas hob, timber storage shed and oil tank, timber access gate leads round to the front. To the other side there is a paved pathway leading to the rear access door for the garage. GARAGE fitted power and lighting, hardstanding concrete flooring, can also be accessed via the up and over door to the front and there is a wealth of boarding in the eaves creating additional storage space and sealed glazed units to the side aspect adjacent to the door.

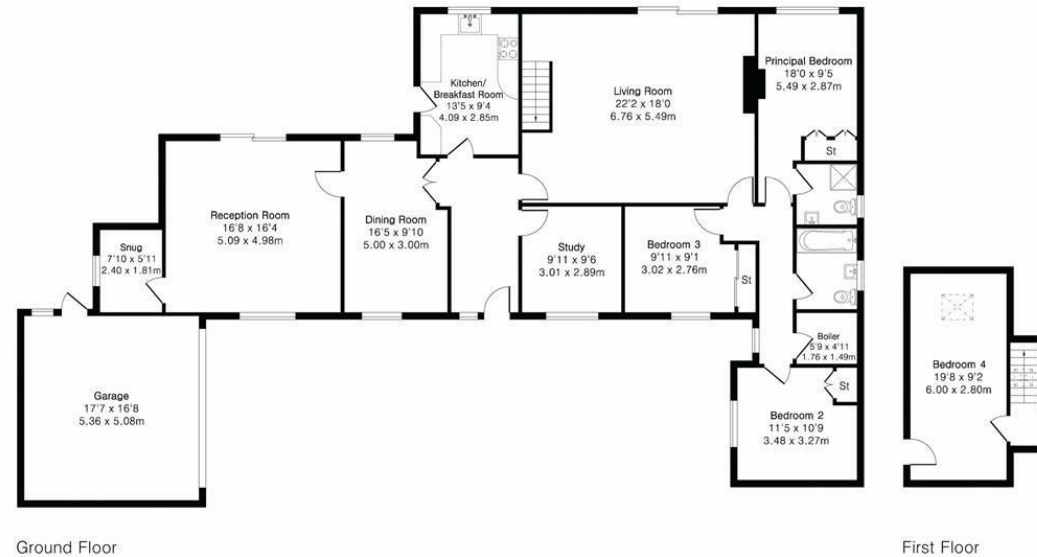


**Approximate Gross Internal Area 2011 sq ft - 187 sq m  
(Excluding Garage)**

Ground Floor Area 1801 sq ft – 167 sq m

First Floor Area 210 sq ft – 20 sq m

Garage Area 293 sq ft – 27 sq m



| Energy Efficiency Rating                                                      |         |           |
|-------------------------------------------------------------------------------|---------|-----------|
|                                                                               | Current | Potential |
| Very energy efficient - lower running costs                                   |         |           |
| (92 plus) <b>A</b>                                                            |         |           |
| (81-91) <b>B</b>                                                              |         |           |
| (69-80) <b>C</b>                                                              |         |           |
| (55-68) <b>D</b>                                                              |         |           |
| (39-54) <b>E</b>                                                              |         |           |
| (21-38) <b>F</b>                                                              |         |           |
| (1-20) <b>G</b>                                                               |         |           |
| Not energy efficient - higher running costs                                   |         |           |
| <div> <div></div> <div>70</div> </div> <div> <div></div> <div>56</div> </div> |         |           |
| England & Wales<br><small>EU Directive 2002/91/EC</small>                     |         |           |

Guide Price £595,000

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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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.



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