



St. Johns Street, Duxford, CB22 4RA

**CHEFFINS**



## St. Johns Street

Duxford,  
CB22 4RA

- Detached Grade II Listed Georgian Residence
- Four Bedrooms
- Three Reception Rooms
- Open Plan Kitchen/Dining Room
- Cellar
- Mature Rear Garden With Shed & Potting Shed
- Views Over The Church
- Shared Driveway

A substantial double-fronted Grade II listed Georgian residence, requiring some sympathetic improvement and updating, offering highly versatile accommodation arranged over three floors with the additional benefit of a cellar. The property enjoys an extensive and mature rear garden with a range of outbuildings, together with a shared driveway leading to a garage. Occupying a prominent and highly attractive position with fine views over the church, the house sits in the very heart of the well-served and sought-after village of Duxford. Offered to the market with no onward chain.

4 1 3

Guide Price £750,000







## LOCATION

Victoria House occupies a prominent and highly convenient position on St John's Street, at the heart of the well-regarded and historic village of Duxford. The village offers an excellent range of local amenities including a primary school, village shop, post office, public houses and well-regarded local facilities, all contributing to a strong sense of community. Duxford is particularly well placed for access to Cambridge, which lies approximately 10 miles to the north, and to the nearby market town of Saffron Walden. Communication links are excellent, with the M11 (Junction 10) providing fast access to London and the wider motorway network, while Whittlesford Parkway railway station offers regular mainline services into London Liverpool Street. The surrounding countryside is particularly attractive, with open fields and village walks close at hand, while the nearby Duxford Airfield and Imperial War Museum provide both historic interest and leisure opportunities. Overall, the location combines the charm of a thriving south Cambridgeshire village with excellent connectivity and access to the amenities of the city and beyond.

## **PANELLED GLAZED ENTRANCE DOOR**

leading through into:

## **ENTRANCE HALL**

with radiator, panelled doors leading into respective rooms.

## **CLOAKROOM**

comprising of a two piece suite with low level w.c. with hand flush, wash hand basin with separate hot and cold taps, tiled splashback, window to side aspect.

## **SITTING ROOM**

with former fireplace with open brick surround and fitted storage cupboards and shelving in the recess of the chimney breast, exposed timber beam, double panelled radiator, wall mounted lighting, sash window to front aspect with secondary glazing, panelled glazed French doors with secondary glazing leading out onto garden.

## **LIVING ROOM**

with exposed timber beams, open brick chimney breast one with open fireplace, radiator, sash window to front aspect with secondary glazing.

## **OPEN PLAN KITCHEN/DINING ROOM**

Dining area with part vaulted ceiling, exposed timber beams, stairs rising to first floor accommodation with understairs storage cupboard, wall mounted lighting, windows to both side and rear aspect, double panelled radiators, and opening through into Kitchen Area with part vaulted ceiling, collection of base mounted storage cupboards and drawers with work surface with inset stainless steel sink with separate hot and cold tap with drainer to either side, tiled splashback, space for fridge/freezer, large pantry store, panelled glazed door leading out onto garden.

## **ON THE FIRST FLOOR**

### **LANDING**

with exposed timber beams as well as exposed brick chimney breast, Velux skylight, radiators, panelled doors leading into respective rooms.

### **W C**

with low level w.c., with hand flush, radiator, window to rear aspect.

### **BATHROOM**

comprising of a two piece suite with panelled bath with separate hot and cold bath taps, tiled surround, wash hand basin with separate hot and cold taps, decorative tiled splashback, wall mounted mirror cupboard, shaver point adjacent, wall mounted electric heater, heated towel rail, exposed timber beam and window with secondary glazing out onto rear aspect.

### **BEDROOM 1**

with a wealth of exposed timber beams, radiator, open storage area underneath the staircase rising to the second floor, sash window with secondary glazing out onto front aspect.

### **BEDROOM 3**

with fitted wardrobes, exposed timber beams, wall mounted lighting, radiator, sash window with secondary glazing to front aspect.

## **ON THE SECOND FLOOR**

### **BEDROOM 2**

with built-in wardrobes fitted with railings and shelving, wash hand basin with separate hot and cold taps with decorative tiled splashback, heated towel rail adjacent,

wall mounted mirror cupboard, wall mounted lighting, radiator, sash window with secondary glazing to front aspect, window overlooking garden.

### **BEDROOM 4**

with wealth of exposed timber beams, radiator, eaves storage, large door through to expansive loft storage, windows to both side and front aspect.

## **OUTSIDE**

To the rear of the property is an extensive and mature garden principally laid to lawn with a gravelled area led off the side part of the house and accessed via a set of double timber gates this could create further off-road parking or general entertaining space accessed off the two reception rooms, mature hedge archway defining the gravelled area between the main garden, further detailed block paving patio which provides a further space to both relax and entertain and provides views over the remainder of the garden. The remainder of the garden is teeming with well stocked beds full of mature shrubs, trees and flowering plants with a centrally positioned pond, a timber storage shed and a large glazed potting shed/greenhouse. The entire garden is enclosed via brick walls and looking back at the house a wonderful vista towards the church spire opposite.

To the side of the property is a shared gravelled driveway where there is access to a SINGLE GARAGE as well as the access door to the cellar with steps down, cellar fitted with power and lighting.









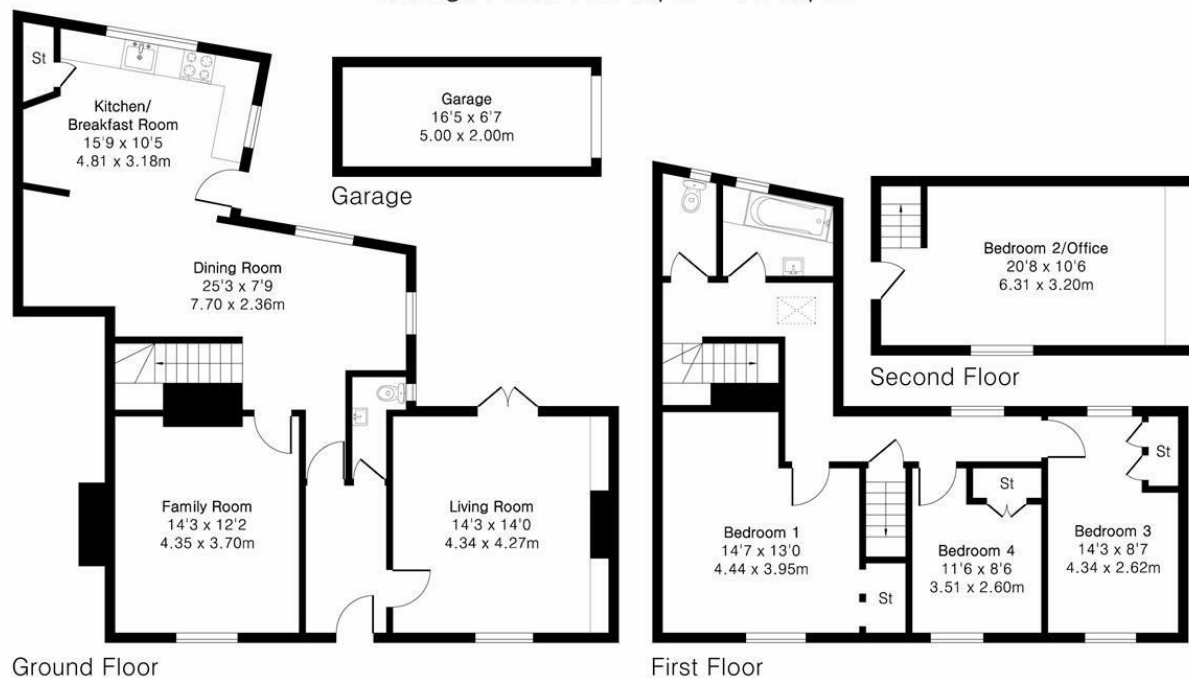
## Approximate Gross Internal Area 1774 sq ft - 165 sq m (Excluding Garage)

Ground Floor Area 905 sq ft – 84 sq m

First Floor Area 653 sq ft – 61 sq m

Second Floor Area 216 sq ft – 20 sq m

Garage Area 108 sq ft – 10 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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Guide Price £750,000

Tenure – Freehold

Council Tax Band – F

Local Authority – South Cambridgeshire

District Council

[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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