



Pepys Terrace, Impington, CB24 9NT

**CHEFFINS**

## Pepys Terrace

Impington,  
CB24 9NT

A rather stylish sympathetically improved and extended bay fronted detached Victorian residence, incorporating many attractive features of quality and character, providing versatile and well proportioned accommodation set over three floors together with a delightful and generous mature rear garden which enjoy a high degree of privacy and seclusion. The property also benefits from an off street parking space for one car situated to the right of the front door in front of number 27a.

3 2 2

Guide Price £595,000





## LOCATION

The property occupies a delightful and tranquil position in a no-through lane close to the heart of this thriving and highly sought after village and is close to an extensive range of local amenities in both Impington and Histon including shops, banks, a library, butchers, greengrocers, bakery, inn/restaurant and a primary school. There is also secondary education at Impington Village College and the village is conveniently situated for access to major routes and the university City of Cambridge which is just two miles away.

## FRONT ENTRANCE DOOR

with frosted glass panel above which leads into:

## LIVING ROOM

with feature bay window to front aspect with triple aspect sliding sash windows, engineered wood flooring, radiator, central recessed fireplace with wood burning stove set on a honed granite hearth, recess to either side with display shelving and fitted cupboards, door leading through to:

## INNER HALL

with engineered wood flooring, radiator, door to deep built-in storage cupboard understairs, staircase leading to first floor, door off to:

## CLOAKROOM

with low level w.c., wash hand basin with worktops to either side and cupboards below, engineered wood flooring, wall mirror, sliding sash window to side aspect with frosted glass,

## SPACIOUS OPEN PLAN KITCHEN/DINING ROOM

with feature high semi-vaulted ceiling with double glazed panels, full height bi-fold doors which enjoy a wonderful vista over the rear terrace and gardens. Kitchen area with inset twin butler sink with mixer taps and cupboards below, fitted base units to either side comprising quartz worktops with cupboards and drawers below, open shelving, integrated dishwasher, fitted plate racks and open shelving above, glazed shelved cabinets to either side, further base units comprising quartz worktops with cupboards and drawers below, integrated refrigerator and freezer, further wall mounted storage cupboards and a central 4 point convection hob with concealed extractor cooker hood above and a Bosch oven beneath. Feature limestone flooring. Part glazed door to:

## UTILITY ROOM

with inset sink with mixer taps, worktops to either side with cupboards beneath and space and plumbing for washing machine, radiator, feature limestone

flooring, fitted wall storage cupboards one of which houses the Worcester wall mounted boiler, part glazed door to side passage and outside.

## ON THE FIRST FLOOR

### LANDING

with radiator, staircase off to second floor.

### BEDROOM 1

with original reconditioned floorboards, radiator, sliding sash windows to front aspect, two fitted wardrobes with drawers beneath and cupboards above, door to:

### ENSUITE SHOWER ROOM

with fully tiled shower cubicle with wall mounted shower unit and fixed head shower above, glazed shower screen and door, inset wash hand basin with cupboards below, integrated low level w.c., tiled splashbacks, electric shaver socket, wall mirror, extractor fan, ceramic tiled floor and wall mounted radiator/towel rail.

### BEDROOM 2

with radiator, sliding sash windows to rear aspect overlooking the rear gardens, fitted shelving.

### BATHROOM

with white suite comprising bath with mixer taps, ceramic tiled walls around, wall mounted shower unit above and a glazed shower screen, low level w.c., wash hand basin with cupboards beneath, traditional style radiator, and towel rail, extractor fan, ceramic tiled flooring.

## ON THE SECOND FLOOR

### LANDING

built-in wardrobe/storage cupboard, door to:

### BEDROOM 3

with eaves storage cupboard, sealed unit double glazed Velux window to front aspect, further high level storage cupboards, built-in wardrobes, sliding double glazed sash windows to rear aspect with wonderful views over the rear gardens.

## OUTSIDE

To the front of the property there is a pebblestone courtyard style area and a pair of wooden gates providing access to a wide pathway with outside tap, space for bin storage and this in turn leads to the rear garden.

The delightful and generous mature landscaped rear gardens are a rather special feature and are principally laid to lawn with a central pebblestone pathway which leads to a small orchard and a variety of rose bushes and shrubs and to either side of this there is a further pebblestone pathway which leads to the rear section of the garden which is totally private and secluded and incorporates an attractive lawn with a variety of mature shrubs, bushes and trees around, further raised border, and a detached storage shed/summerhouse.





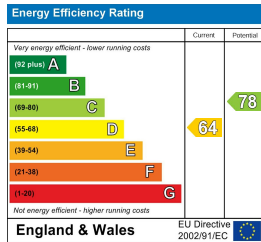
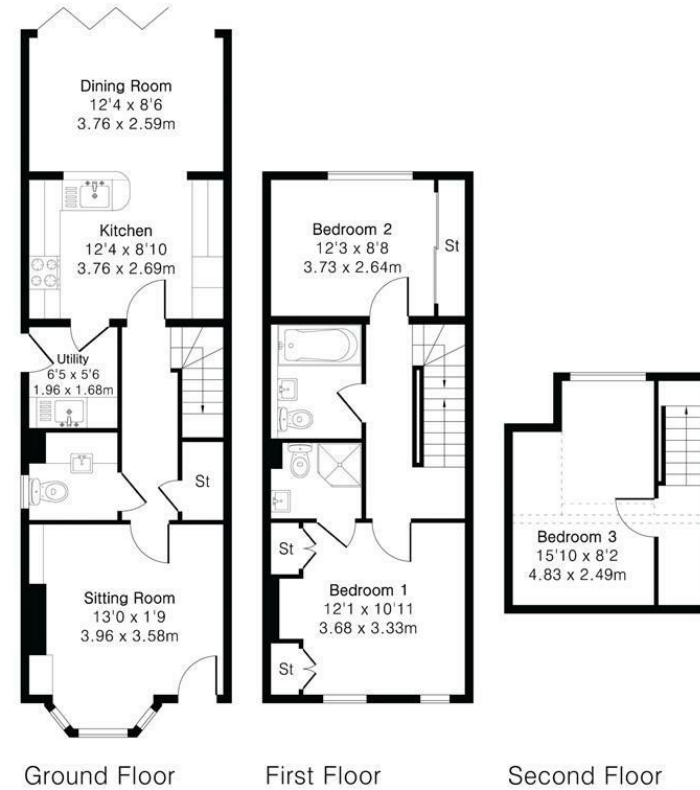


**Approximate Gross Internal Area 1195 sq ft - 111 sq m**

Ground Floor Area 551 sq ft – 51 sq m

First Floor Area 398 sq ft – 37 sq m

Second Floor Area 246 sq ft – 23 sq m



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Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambs



[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.