



Spacious detached house in sought-after village

Culcreugh, Rose Lane, Great Chesterford, CB10 1PN

Freehold





Versatile accommodation • 38ft long conservatory/
garden room • Work from home potential • Private
mature gardens • Large drive and attached double
garage • Sought-after no through road

Local information

- Popular village with a well-regarded primary school, doctor's surgery, two public houses and "Days" bakery.
- Picturesque market town of Saffron Walden (4 miles) with a wider range of shopping, recreational and cultural facilities.
- Local bus service running between Cambridge and Saffron Walden. Rail links from Gt Chesterford station to London Liverpool Street and Cambridge (from 16 minutes).
- Excellent road links via A11 and M11 to Stansted airport, the M25 and London.
- Cambridge Addenbrooke's Hospital, the Wellcome Trust, Genome Campus and a number of other Research and Business Parks within the area.
- Local primary schooling is within the village with secondary schooling at Saffron Walden County High. There are many renowned independent schools in Cambridge.

(all distances and times are approximate).

About this property

Culcreugh is a substantial property of approximately 3,330 sq ft, tucked away in Rose Lane – a desirable no through road approached from the heart of the village. Of brick elevations beneath a tiled roof, the house

started life as a bungalow in the mid-1960s but was considerably altered and extended in the mid 1990s including, we understand, the addition of a first floor with dormer windows. This is a really versatile house – much larger than you might think from the front – with two potential ground floor bedroom suites together with three bedrooms and a bathroom on the first. The vendors have over the last 20 years undertaken various upgrades including the kitchen early on, the bathrooms/shower rooms and more recently they have upgraded the lighting to LED.

From the wide, spacious hall with its wooden flooring, turning staircase and part galleried landing, there are two principal reception rooms ahead of you, both of which lead directly to the impressive, light filled long conservatory/garden room which provides so much additional space, it is used for both sitting and dining and has been known to sit as many as 34 people on special occasions! To the left is the kitchen/breakfast room which is fitted with a range of birch floor and wall units – including a central island – with granite worktops and fitted appliances including Bosch cookers, gas hob with extractor, dishwasher and fridge and there is an adjoining pantry with space for a freezer and fridge and a utility/boot room with side access to the garden. To the right of the hall is a cloakroom and



two bedroom suites each with en suite shower rooms one of which is used as a music room but could equally be a family room/ snug if preferred.

There are three vaulted first floor bedrooms, a family bathroom and a useful loft room/children's playroom with restricted head height.

There is a wide drive with parking area to the front leading to a vaulted detached garage having mezzanine storage to the rear. The mature front gardens incorporate a pond and brick-edged flower beds to the right. The west facing rear garden is particularly impressive with lawns, mature trees and hedging, fruit trees and an outside seating area which adjoins an intriguing outbuilding which is divided into two and used to be part of the gardens for Reed House with cellars which stored water for the greenhouses. These part brick, part flint buildings - the first of which has been recently improved - could work very well as home office/workshops.

In all about 0.37 acres.

Tenure

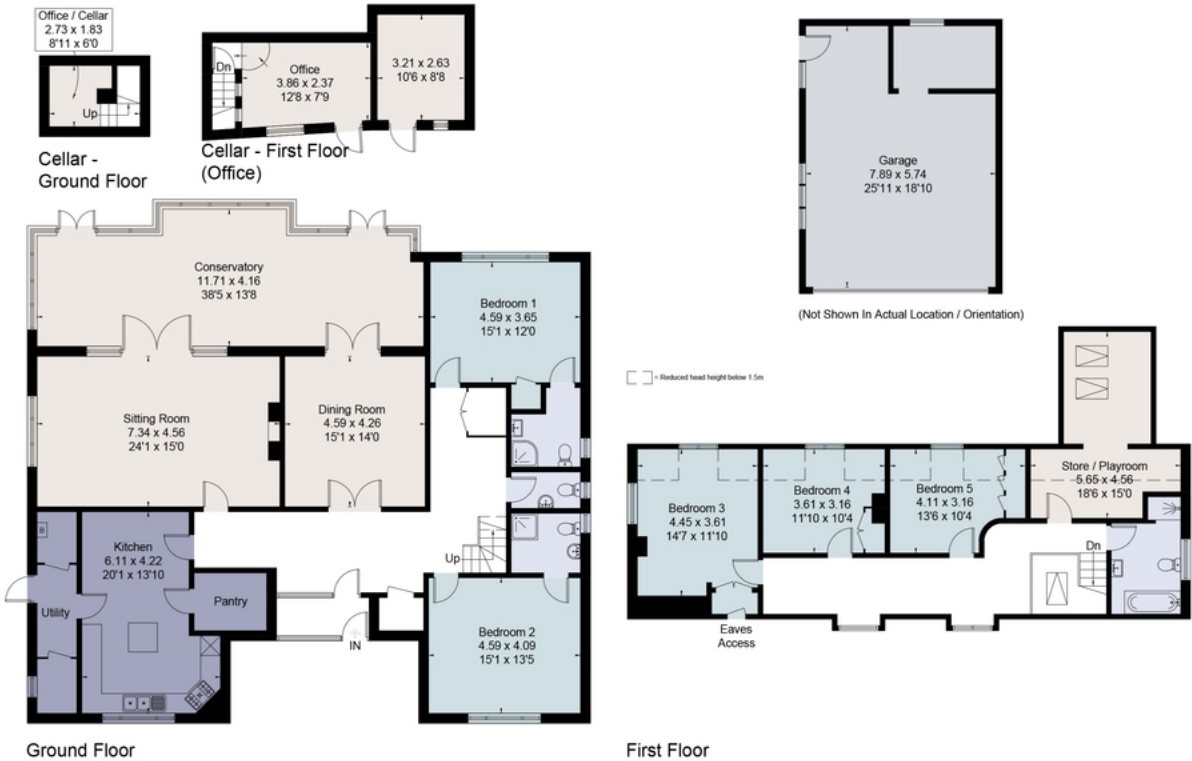
Freehold

Viewing

Strictly by appointment with Savills



Approximate Area = 309.4 sq m / 3330 sq ft (Excluding Void)
Cellar = 26.1 sq m / 281 sq ft
Garage = 45.4 sq m / 489 sq ft
Including Limited Use Area (21.4 sq m / 230 sq ft)
For identification only. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	78
England, Scotland & Wales	EU Directive 2002/91/EC	

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