



5 Colts Croft, Great Chishill
SG8 8SF



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

5 Colts Croft

Great Chishill | Royston | SG8 8SF

Guide Price £795,000

- A well-proportioned four-bedroom two bathroom detached property
- A recently constructed detached home office and bar/store room
- Principal bedroom with ensuite shower room
- Offered with planning permission to extend ref 22/00519/HFUL
- Double garage and ample off road parking
- Offered with no upward chain
- Generous corner plot with countryside views
- EPC: D

The Property

A superb detached four-bedroom family home which has been extended and updated by the current owners sitting on an attractive corner plot. Enjoying ample off-road parking, double garage, good size rear garden, countryside views and is offered with no upward chain.

The Setting

Located in a picturesque English parish village situated in the southernmost tip of Cambridgeshire, tucked between the Hertfordshire village of Barley and the Essex village of Chrishall approximately 4 miles east of the popular market town of Royston and 15 miles from the famous city of Cambridge. Great Chishill boasts many picturesque houses, a stunning mill dating back to 1592, and a lovely public house, The Pheasant, offering a warm, welcoming atmosphere, traditional food, and a wide selection of fine wines and ales as well as being the highest pub in Cambridgeshire. There are many clubs, societies and things to do, including the Great Chishill Cycle Club, bowls and bell ringing at St Swithun church. The village's proximity to Royston means that residents have access to the town's many other amenities, such as the mainline train station offering regular fast services to both Cambridge and London Kings Cross. There is also a leisure centre, sports clubs, dentist's surgeries, and highly regarded schools for all ages. The A1M and M11 are within a 15-minute drive via the A10/A505, and London Stansted and Luton Airports are both 30-minutes away.

The Accommodation

In detail the property comprises of an entrance hall where stairs rise to the first floor, cloakroom with W.C and wash hand basin and an opening leading into the generous sitting room. Filled with natural light from the windows to front and rear aspect and double doors leading onto the rear garden and feature open fireplace. To the left is the dual aspect dining room with an opening into the Kitchen. Fitted with a matching range of eye and base level units with granite worksurface over and inset sink unit. Integrated dishwasher and space for rangemaster with gas hob and extractor fan





over and fridge/freezer. There is a built-in storage cupboard, window to rear aspect and door leading on to the decked area.

The first-floor landing is filled with natural light from the window to rear aspect and provides access to the loft hatch, airing cupboard and doors to the adjoining rooms. Bedroom one is a generous, dual aspect room with stunning views to the rear with dressing area with a range of fitted wardrobes and door to en-suite. Comprising shower cubicle, WC, wash hand basin set into vanity unit Velux window. Bedroom two is a double room with two windows to front aspect and built in wardrobe. Bedroom three is a double room with large window to front aspect. A fourth bedroom is a good size with window to rear aspect. The family bathroom comprises bath with shower attachment over, WC, wash hand basin set into vanity unit and heated towel rail.

Outside

To the front of the property is a large lawned area with driveway to the right leading to the integral double garage with up-and-over door. A generous rear garden extending to the side with a large, decked area provides an ideal space for entertaining with stunning views across open countryside. The remainder of the garden is predominantly laid to



lawn with a superb, detached home office with adjoining bar/family room. This cedar clad outbuilding is split into two rooms, one of which is currently configured as a home office and the other as a bar/family room. Double glazed doors open onto the rear garden.

Services

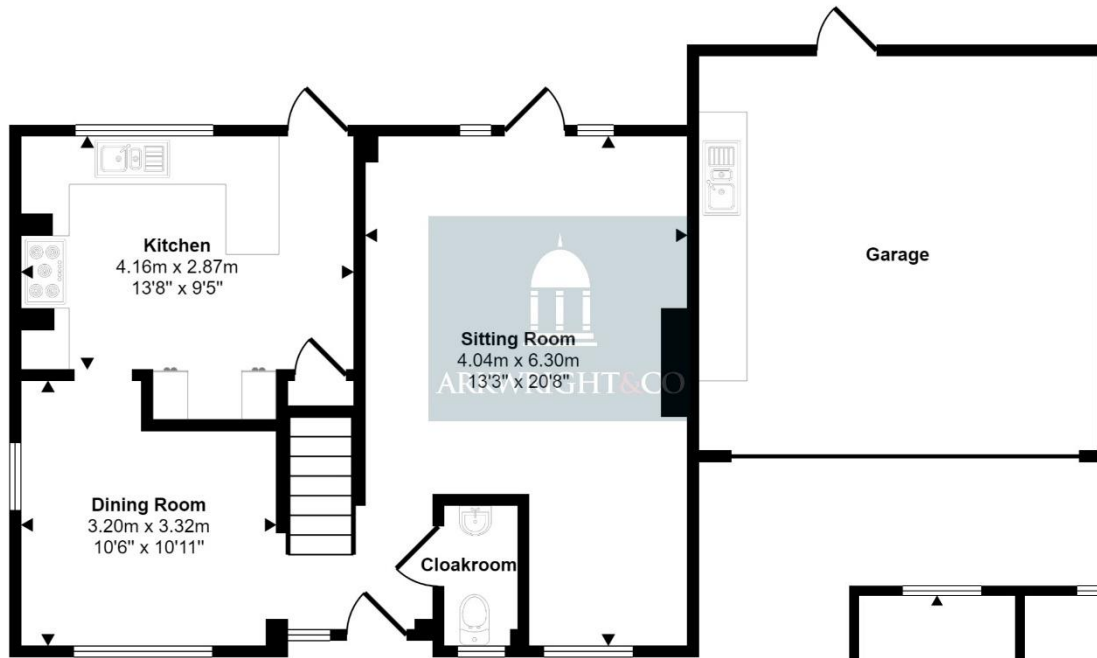
Mains electric, water and drainage are connected. Oil fired central heating. Superfast broadband is available, mobile signal is good.

Tenure - Freehold

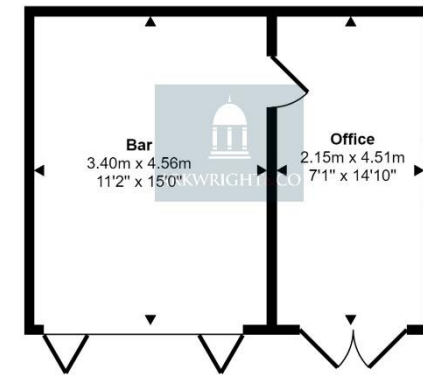
Property Construction – Brick built with tiled roof

Local Authority – South Cambridgeshire District Council
Council Tax - D

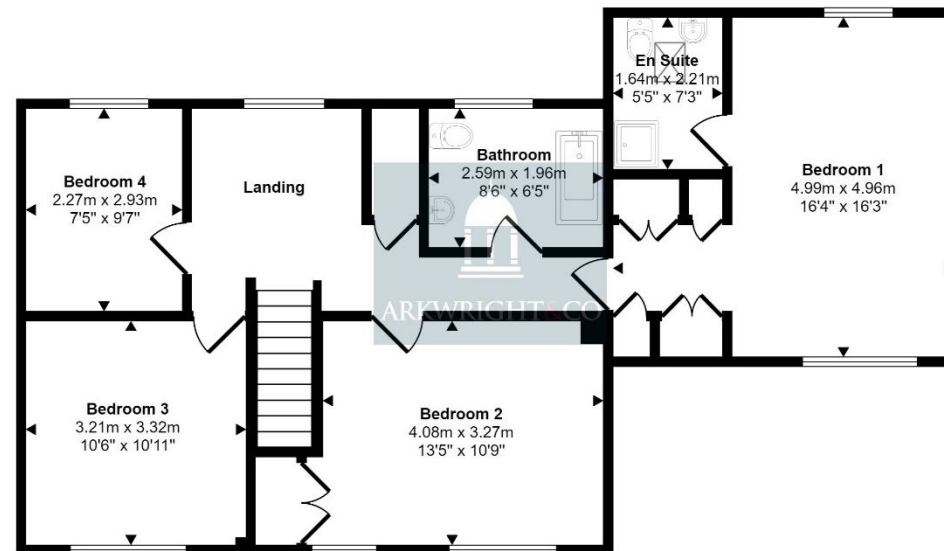




Ground Floor
Approx 78 sq m / 836 sq ft



office/bar
Approx 26 sq m / 279 sq ft



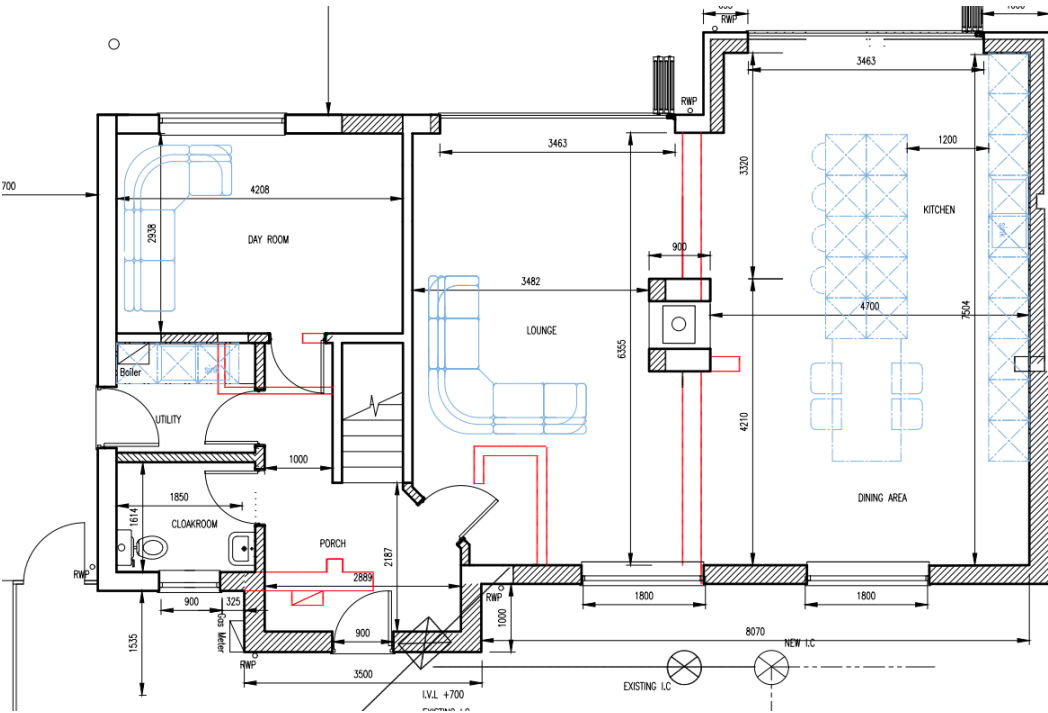
First Floor
Approx 79 sq m / 855 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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PROPOSED GROUND FLOOR PLAN - 1:50



PROPOSED FRONT ELEVATION - 1:100



PROPOSED REAR ELEVATION - 1:100



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