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AUGUSTINE PLACE, CHAPEL LANE, WICKEN **SSTC**

£680,000 Freehold

BRAND NEW DEVELOPMENT | 5 Double Bedroom Detached House | Separate Dining Room | Spacious Conservatory | Generous Home Office/Study Space | Air Source Heating | 1869 sq ft.

The Development

Augustine Place is a brand new development, located in a semi-rural position, within the East Cambridgeshire village of Wicken. The positioning of the development has been well designed, with most gardens south facing and the front homes having open views over the Cambridgeshire countryside. All properties have been built with high quality materials and feature high specification integral Bosch appliances within the kitchen area, real granite worktops, porcelain tiles to bathroom areas, fully turfed gardens and a full new homes warranty (One Guarantee).

The Property

Plot 8, 'The Longhorn' is a detached house with approximately 1868 sq. ft of accommodation. From the front, the entrance door opens into the entrance hall, which features a under-stairs cupboard, further storage cupboard and stairs leading up to the first floor accommodation. The rest of the ground floor comprises of a cloakroom, study, separate dining room, lounge, kitchen/breakfast room and conservatory. On the first floor there are five double bedrooms, with en-suite shower rooms to bedroom one and two. Bedrooms one and three share a balcony, located at the front of the property, with open views over the countryside. There is also a family bathroom and airing cupboard.

Local Area

Wicken is a small village, within East Cambridgeshire, between Newmarket, Ely and Cambridge. Wicken is an ideal place to live to enjoy peaceful village life with convenient access to all the necessary amenities. Soham Railway Station is approximately 4.5miles away and is located on the Ipswich-Ely line. Ely Railway Station is approximately 9 miles way and has links direct to London Kings Cross. Soham Village College has recently been OFSTED rated as outstanding and is approximately 5 miles from the development.

Specification Highlights

- * 400mm Loft Insulation
- * Fitted Carpets to Bedrooms
- * Solid Wood 'Oak Glazed' Doors
- * Light Grey Gloss Fully-Integrated Kitchen
- * Bosch Appliances
- * Panasonic Aquarea Air Source Heat Pump with Internal Hot Water Storage Cylinder
- * Turfed Rear Gardens

Council Tax Band: TBC (East Cambridgeshire District Council)

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

GROUND FLOOR:

Entrance Hall

Cloakroom

Study

4.26m x 2.40m (14'0" x 7'10")

A spacious room at the front of the property with a full length window to front and space for desks and storage.

Dining Room

3.92m x 3.97m (12'10" x 13'0")

With a window to front and side, the dining room provides space for at least a 6-seater dining set.

Lounge

4.26m x 5.17m (14'0" x 17'0")

The lounge is a fantastic room with double doors opening out into the conservatory bringing in lots of natural light. There are double oak doors into the lounge from the hallway, and also feature between the lounge and the kitchen, allowing an open plan space for family life and entertaining.

Kitchen/Breakfast Room

6.17m x 3.50m (20'3" x 11'6")

The kitchen breakfast room is situated at the back of the house with window and doors looking out into the rear garden. There is plenty of room within the kitchen for the whole family and benefits from a range of integral appliances. The kitchen features; Holborn light grey gloss cupboard and drawer units, granite worksurface and splashbacks, 'breakfast bar' with overhang for bar seating area, integrated full height fridge/freezer, induction

hob, integrated microwave, oven and dishwasher and integrated washer/dryer.

Conservatory

3.89m x 4.37m (12'9" x 14'4")

A great size conservatory, of UPVC construction, with windows to all sides and roof, allowing the natural light to flood in. Two sets of double doors open out into the rear garden.

FIRST FLOOR:

Landing

Bedroom 1

3.89m x 4.00m (12'9" x 13'1")

Bedroom one benefits from a walk-in wardrobe and it's own en-suite shower room. It also features access out onto the front balcony, shared with bedroom three, with a glass balustrade.

En-suite Shower Room

Bedroom 2

3.95m x 3.58m (12'11" x 11'9")

Bedroom two is situated to the rear of the property with windows to the side and rear. There is a fitted wardrobe and access to it's own en-suite shower room.

En-suite Shower Room

Bedroom 3

3.47m x 4.28m (11'5" x 14'1")

Bedroom three is at the front of the property with a front window aspect and fitted wardrobe. It shares the balcony with bedroom one.

Bedroom 4

2.69m x 3.80m (8'10" x 12'6")

Bedroom four is at the front of the property and features a window to front and side alongside a fitted wardrobe.

Bedroom 5

3.50m x 2.60m (11'6" x 8'6")

The smallest of all the bedrooms but still a double size, with fitted wardrobe and window to rear.

Bathroom

The bathroom features 'Fairford' sanitaryware (white Vitreous China), shaver socket with LED bulkhead lighting and wall tiling.

OUTSIDE:

The front of the property features a spacious block paved driveway allowing ample off road parking, alongside an open front double garage with electric roller shutter doors with lockable rear access door to garden. The driveway is bordered with a lawn area. The rear garden is enclosed with a mixture of fencing and a unique Serpentine wall with good size lawn area.

PLEASE NOTE:

Part Exchange may be considered. Terms & Conditions apply.

EPC Rating: B

Tenure: Freehold

Council Tax Band: TBC

- a) The owner or owner's representative has provided these details which are believed to be an accurate description of the property
- b) It is the purchaser's responsibility to ensure that electrical, heating or plumbing systems are tested prior to purchase
- c) All measurements included in the description are approximate and only for guidance
- d) Unless arrangements are made to include fixtures, fittings, appliances, carpets or curtains in the sale, the vendor reserves the right to remove them.



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***Longhorn* Plot 8, Augustine Place, Chapel Lane, Wicken**



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.