

Westfield Farm

Royston Lane, Comberton, Cambridge, CB23 7EE



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A magnificent modernist detached family residence in an outstanding rural location set in its own grounds of about 14 acres surrounded by undulating protected countryside with accommodation extending to about 6,000 sq.ft. in this convenient location about 5 miles west of Cambridge convenient for major road and rail links.



Westfield Farm is an exceptional example of modern design with inspiration from the work of John Pawson and is one of the most important private residences built within the Cambridgeshire countryside in recent years.

The building provides generous and flexible space arranged over 2 floors of about 6,000 sq.ft. utilising the best possible sustainable and energy efficient systems and materials. Particular features include Shuco door and window frames with large expanses of glass designed to enhance this property's most wonderful setting, polished concrete flooring with underfloor heating via ground source heat pump, fresh air ventilation,



electronic wiring enabling a host of home applications including Bang & Olufsen hi-fi, Cat5 computer networking and mood lighting. The setting for this magnificent home is quite outstanding and the grounds in all extend to about 14.19 acres in the middle of undulating protected countryside. The second floor roof terrace enhances this.

LOCATION:

Comberton is located 5 miles to the west of Cambridge with the benefit of close proximity to the M11 motorway. The village is served by numerous amenities, including a village shop, a post office, a butcher, a garage, a firm of accountants, and a solicitor, and one ale house. The village also has its own primary school and village college.

SWEEPING DRIVEWAY

leading to residence, covered entrance, cedar cladding with Kreon inset downlighters, slate tiled floor and external storage cupboard. Cedar clad entrance door into:

ENTRANCE RECEPTION HALL

5.03m(16'6") x 4.47m(14'8")

staircase rising to first floor with oak treads, ceiling with inset downlighters, video entry system, alarm control panel, lighting control, polished concrete flooring.

DRAWING ROOM

9.45m(31'0") x 8.74m(28'8")

natural oak flooring and polished concrete floor, full height vaulted ceiling about 24'9", a particular feature is the two storey glazed section enjoying far reaching countryside views and double glazed picture window to the other elevation. Open fireplace. Uplighters.

DINING ROOM

6.83m(22'5") x 5.18m(17'0")

ceiling with inset downlighters, open fire, full height double glazed sliding doors leading out to Brazilian slate tiled terrace.

KITCHEN

6.96m(22'10") x 6.93m(22'9")

The kitchen is fitted with a generous range of storage cupboards and drawers with white quartz stone tiled working surfaces with undermount double bowl sink unit with drainer and matching upstands, central island unit with quartz stone working surfaces with cupboards and drawers below with inset Neff induction hob, brushed stainless extractor above, further range of full height storage cupboards with Miele electric fan oven, Miele combination oven and warming drawer, fitted with refrigerator, further working surfaces with dual zone cooler, range of concealed downlighting, uplighters, stainless and glazed staircase rising to the first floor with oak treads.

LIVING ROOM

6.73m(22'1") x 6.12m(20'1")

full height double glazed doors to either side.

FAMILY ROOM

6.55m(21'6") x 5.72m(18'9")

full height double glazed sliding doors leading out to the garden, (even though these rooms are open plan they can be sectioned off by concealed sliding doors).

BOOT ROOM

3.51m(11'6") x 2.54m(8'4")

underfloor heating, control panels, ventilation controls and consumer units, door leading to outside. Concealed downlighters.

DOWNSTAIRS CLOAKROOM

fitted with Italian designer sanitaryware including wash hand basin, dual flush w.c., floor to ceiling cupboard housing pressurized hot water cylinders, full height double glazed window, ceramic tiled detailing.

REAR HALL

6.65m(21'10") x 2.90m(9'6") max

staircase rising to the upper floor with oak treads, full height double glazed window, door leading to outside.

UTILITY ROOM

2.84m(9'4") x 2.26m(7'5")

full height storage cupboards, one housing controls pressurized water cylinder, working surfaces with one and a half bowl sink unit, plumbing and space for automatic washing machine, plumbing and space for dishwasher, wall mounted storage cupboards, double glazed window.



GUEST BEDROOM 5

5.03m(16'6") x 3.66m(12'0")

ceiling with inset concealed downlighters, full height double glazed window.

ENSUITE SHOWER ROOM

comprising walk-in tiled shower, fixed head drencher shower unit, hand held rose, designer sanitaryware, dual flush w.c., wash hand basin, storage cupboards below, heated towel rail/radiator, double glazed window.

ON THE FIRST FLOOR

LANDING

oak floorboards, ceiling with downlighters, double glazed window.

MASTER BEDROOM

6.93m(22'9") x 5.92m(19'5")

oak flooring, ceiling with inset downlighters, double glazed windows to two aspects enjoying far reaching views over the adjoining countryside (the house has been designed with further expansion of the master bedroom suite should this be desired).



ENSUITE

walk-in tiled shower with thermostatic control drencher shower head and hand held rose, designed suite, dual flush low level w.c., wall hung wash hand basin with cupboards below, heated towel rail/radiator, double glazed window.

FAMILY BATHROOM

2.49m(8'2") x 2.36m(7'9")

contemporary style rolltop bath, mixer tap and hand held shower rose, walk-in tiled shower with fixed head drencher shower unit, separate hand held rose, dual flush w.c., wall hung wash hand basin, storage below. Tiled floor, heated towel rail/radiator. Double glazed window.

FURTHER LANDING

full height double glazed window, stainless handrail with glazed balustrade, oak flooring, ceiling with inset concealed downlighters.

BEDROOM 4

5.28m(17'4") x 3.28m(10'9")

oak flooring, full height double glazed windows, concealed downlighters.





ENSUITE SHOWER

walk-in tiled shower with fixed head drencher shower unit, separate hand held rose, low level dual flush w.c., wall hung wash hand basin with storage cupboard below, heated towel rail/radiator, double glazed window.

BEDROOM 3

5.05m(16'7") x 3.66m(12'0")

oak flooring, ceiling with inset downlighters, double glazed full height window.

ENSUITE

with walk-in tiled shower cubicle, fixed head drencher shower unit, hand held rose, Royal bath suite comprising wall hung wash hand basin with cupboard below, dual flush w.c. Heated towel rail/radiator, double glazed window.

BEDROOM 2

7.11m(23'4") x 3.28m(10'9")

oak flooring, ceiling with inset downlighters, full height double glazed windows.

BEDROOM 6/ DRESSING ROOM

2.84m(9'4") x 2.26m(7'5")

ceiling with inset downlighters, oak flooring, double glazed window.

ON THE SECOND FLOOR leading to:

ROOF TERRACE

4.70m(15'5") x 4.70m(15'5")

with far reaching uninterrupted countryside views by structural glazed screens, timber decking, outside uplights, and outside power.

GROUNDS

The property sits centrally within in its own grounds, in all extending to 14.19 acres which is approached via the end of this sweeping gravelled and tarmacadam driveway with second vehicular access. The driveway leads to a:

GARAGE BLOCK

detached garage block, slate tiled roof with cedar weatherboarded elevations, comprising:



GARAGING

6.48m(21'3") x 6.05m(19'10")

with a pair of twin timber doors to the front/

STORAGE ROOM

3.05m(10'0") x 3.43m(11'3")

PLANT ROOM

3.05m(10'0") x 2.82m(9'3")

controls for ground source heat pump.

STUDIO

6.35m(20'10") x 4.01m(13'2")

oak flooring, double glazed window, ceiling with inset downlighters.

GARDENS

Formal gardens adjoining the property are principally laid to lawn with walling, Brazilian slate area, timber decking, specimen trees, outdoor pool with granite tiled surround, motorised Certikin safety cover, pool lighting, outside shower.

POOL HOUSE

comprising:

KITCHEN

2.49m(8'2") x 2.34m(7'8")

storage cupboards above and below, sink unit, dishwasher, space for fridge/freezer, tiled floor, ceiling with inset downlighters.

DRESSING ROOM

2.51m(8'3") x 2.31m(7'7")

CLOAKROOM

2.03m(6'8") x 1.22m(4'0")

dual flush w.c., wall hung wash hand basin, extractor fan, downlighters, tiled floor.

PUMP ROOM

2.51m(8'3") x 2.29m(7'6")

heat exchanger, filtration system and pool controls.

GARDENS

The remainder of the grounds are principally laid to lawn with mature hedgerows and trees and shrubs, a particular feature is the large wild life pond.

AGENTS' NOTE

The property is fitted with a Bang & Olufsen entertainment system throughout the ground floor and some of the first floor. Also Cat5 computer network and mood lighting.

SERVICES

Mains water, mains electricity, ground force pump, drainage via Klargester.

SPECIAL NOTES

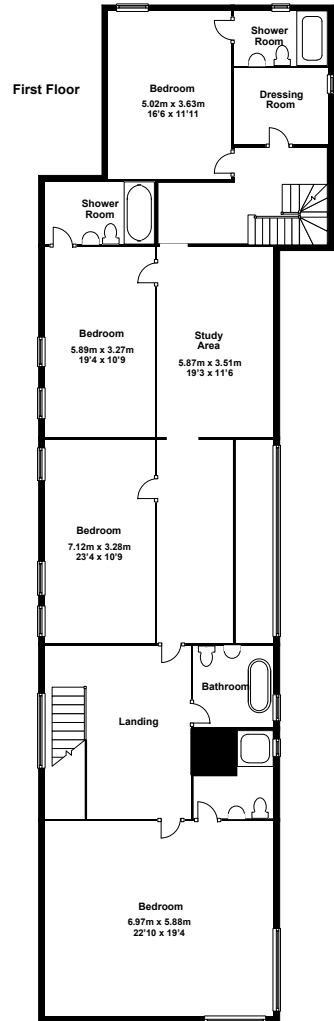
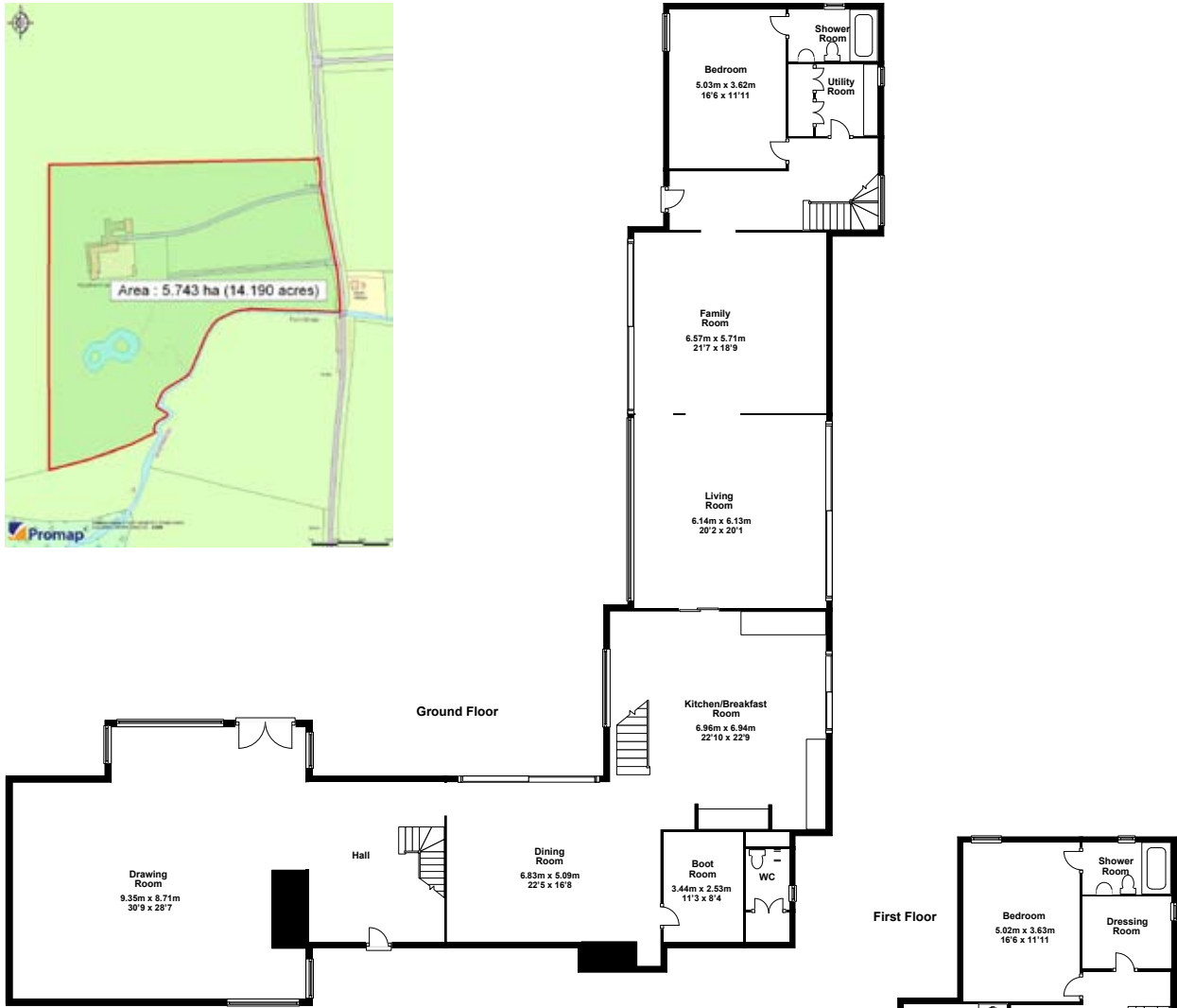
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment.

VIEWINGS

By appointment through the Agents.

These particulars are believed to be correct, but their strict accuracy is not guaranteed neither do they constitute an offer or contract. Dimensions shown have been measured in imperial units and are approximate to within +/- 3" with the metric dimensions being automatic conversions from the imperial dimension.

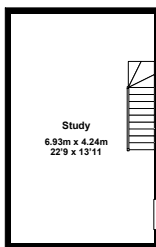




Approx. gross internal floor area 555 sqm (6000 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		80	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





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