



Chalgrove House High Street, Babraham, Cambridge, CB22 3AG  
Guide Price £895,000 Freehold



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**AN INDIVIDUAL DETACHED FAMILY RESIDENCE, OFFERING SPACIOUS AND WELL PLANNED ACCOMMODATION, SET WITHIN A GENEROUS AND MATURE GARDEN WITH DOUBLE GARAGE, POTENTIAL ANNEXE AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- 4 bed, 3 bath detached house
- 2050 sqft / 191 sqm
- 2 reception rooms
- 0.29 acre plot
- 1970s build
- Well-equipped kitchen/breakfast room
- Separate utility room
- Potential self-contained annexe/studio
- Oil-fired central heating
- EPC - D / 63

The property occupies a fine, centre of village location, set back from the road and nestled within mature and private gardens and grounds approximately a third of an acre. The house boasts spacious and well planned accommodation approximately 2100 sqft with many unique features including a vaulted reception hall and a potential self-contained annexe.

The vaulted reception hall with patio doors to the rear, is a bright and spacious room with a cloakroom/WC and separate shower room just off. The inner hall has stairs to first floor accommodation with two reception rooms off, including a dual aspect living room with an enclosed fire and patio doors providing access to and views of the rear garden. The adjacent dining room again has patio doors to the garden. The kitchen/breakfast room is fitted with attractive solid oak cabinetry, granite working surfaces with inset one and half sink unit with mixer tap and bevel drainer, central island/breakfast bar again with granite top, a Rangemaster Toledo stove with matching extractor over and an integrated fridge/freezer. Just off, there is a handy and generously proportioned utility room with matching cabinetry and working surfaces and accommodating all the usual white goods. Off the rear lobby is a door to the garden and this opens to the double garage.

Upstairs, off the split levelled galleried landing is a mezzanine level providing a pleasant reading area, which overlooks the entrance hall and is double aspect. There are four good-sized bedrooms, with an ensuite to the master bedroom and a luxury four-piece family bathroom.

Outside, the property is set back from the road, behind a deep lawned front garden with a driveway providing off road parking for at least four vehicles and leading to the double garage with electric up and over door, power and light connected. Gated access leads to the rear garden which is mainly laid to neat and well maintained lawns with well stocked flower and shrub borders and beds, a wide and varied selection of trees and mature bushes plus a three-room, one bathroom, self contained studio/work space but this could easily be converted into a self contained annexe accommodation, perfect for visiting friends or family or indeed a rental opportunity.

**Location**

Babraham is a picturesque South Cambridgeshire village noted for its period homes and surrounded by glorious open countryside. Well placed for fast and easy access to Cambridge City centre (just 6 miles away), the village also has a primary school (rated outstanding by Ofsted). The nearby village of Sawston provides secondary schooling facilities, shopping and health centre. In addition the M11 is within a few minutes drive.

**Tenure**

Freehold

**Services**

Mains services connected include: electricity, water and drainage. There is no gas in the village.

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band-F

**Fixtures and Fittings**

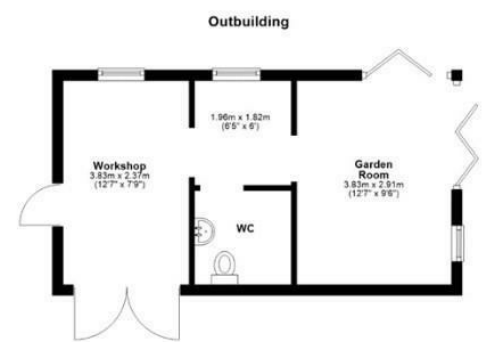
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris







Approx. gross internal floor area 191 sqm (2050 sqft) Excluding Garage and Outbuilding

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

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



