



3 Damms Pastures, Highfields, Caldecote, CB23 7ZA  
Guide Price £620,000 Freehold



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**A SUBSTANTIAL DETACHED FAMILY RESIDENCE, BEAUTIFULLY PRESENTED  
THROUGHOUT WITH AMPLE PARKING AND A DOUBLE GARAGE, BOASTING A  
PLEASANT CUL-DE-SAC POSITION WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE.**

- Detached house
- 4 beds, 2.5 baths, 2 recepts
- Built in 2000
- Gas fired central heating to radiators
- Council tax band - F
- 1675 Sqft / 156 Sqm
- 0.15 acres
- Off street parking and double garage
- EPC - D / 66

The property occupies a quiet cul-de-sac position shared with just two other similar executive style houses and conveniently positioned with the local primary school just a short walk away. The property boasts private gardens to both front and the rear plus ample off street parking and a double garage.

The accommodation comprises a generous welcoming reception hall, stairs to first floor, a coat cupboard and a cloakroom/wc just off. There are two reception rooms including a dual aspect sitting room with feature fireplace, dining room and a study/playroom. The kitchen is fitted with attractive cabinetry and buffeted working surfaces within set one and a half sink unit with mixer tap and drainer, four ring gas hob, double oven extractor and space for a dishwasher. Just off the kitchen is a handy utility room with space for the usual white goods and a wall mounted gas fired central heating boiler.

Upstairs, off the galleried landing are four double bedrooms including the master suite with en suite bathroom and a family bathroom.

Outside, the property is screened from the road by hedging with a generous lawned front garden which is both private and mature. To the sides is a block paved driveway providing off road parking for up to four cars and leading to the garage, with two up and over doors, parlight connected. Gated access leads to the rear garden which is predominantly laid to lawn with well stocked flowers and shrub borders and beds and selection of trees and bushes, a generous paved and decked patio and all enjoy good levels of privacy and seclusion.

**Location**

Highfields Caldecote derives its name from the two parishes that make up the combined village which is located approximately 7 miles west of Cambridge and is situated off the A428 Bedford Road. Its fitting location allows easy access to the City of Cambridge, M11, A1 and A14. Within Caldecote is a primary school and Parish Church. A wider range of facilities are available in nearby village Cambourne (3 miles) including a Morrisons supermarket, doctors' surgery, day care nursery and hotel. The village is surrounded by open countryside over which there are many fine walks, with Bourn and Comberton Golf Clubs about 2 miles away.

**Tenure**

Freehold

**Services**

Mains services connected include gas, electricity, water and mains drainage.

**Statutory Authorities**

South Cambridgeshire District Council.  
Council Tax band - F

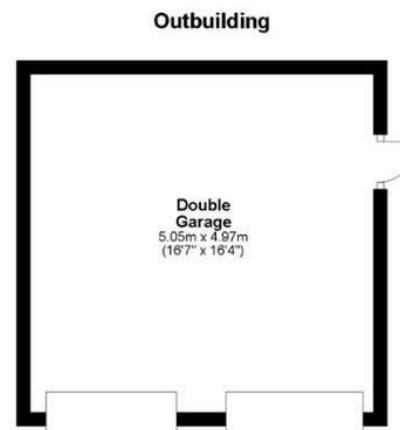
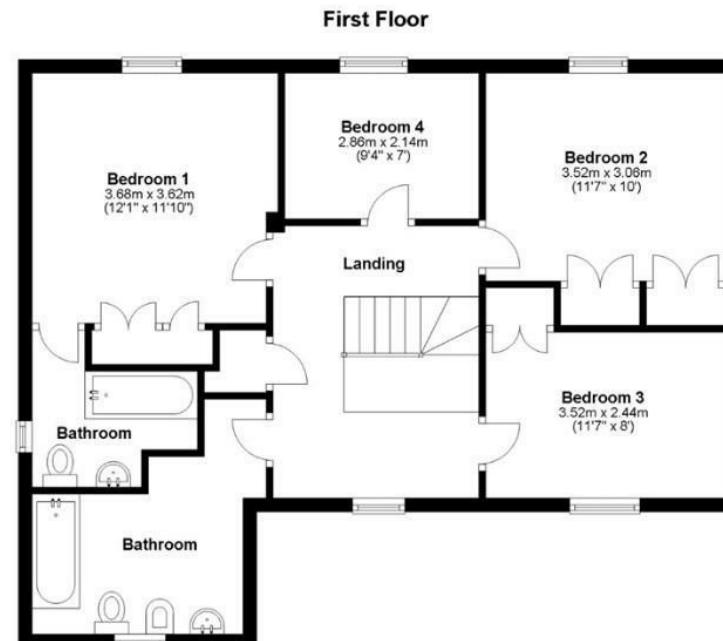
**Fixtures and Fittings**

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	77
(81-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		66	
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.

