



76 High Street, Haslingfield, Cambridge, CB23 1JP
Guide Price £350,000 Freehold



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**A CHARMING GRADE II LISTED THATCHED SEMI-DETACHED COTTAGE,
BEAUTIFULLY PRESENTED THROUGHOUT WITH OFF ROAD PARKING, A
GENEROUS MATURE GARDEN AND LOCATED CENTRALLY WITHIN THIS HIGHLY
SOUGHT-AFTER VILLAGE.**

- 2/3 bedroom Grade II listed semi-detached cottage
- 1 bathroom, 1 reception room
- Built in the 18th century
- Mature garden
- EPC-D/67
- 650 sqft/60 sqm
- 0.1 acres
- Off road parking
- Council tax band-C
- Chain free

This beautiful semi-detached Grade II listed thatched cottage enjoys a fine centre of village location, just a short walk from the primary school and amenities. The property has been modernised and is beautifully presented throughout yet great care has been taken to retain many of its original features which include a wealth of exposed timber beams and beautiful fireplace. The thatch has been recently re-ridged and a programme of repair and full maintenance has been carried out.

The accommodation comprises an entrance hall which in the past has been utilised as a study area, opening to the sitting room with exposed timber beams, a feature fireplace with inset gas fired stove. The kitchen has been fitted with attractive cabinetry, ample fitted working surfaces with inset one and a half sink unit with mixer tap and drainer, four ring gas hob, oven, extractor, integrated dishwasher plus space for a fridge/freezer and a washing machine. All complimented by a beautiful slate floor. The ground floor bedroom has French doors out to the garden and in the past has been utilised as a further reception room. The bathroom has been re-fitted with designer Duravit sanitary ware which include a low level WC, vanity wash hand basin, panel bath tub with mains-fed shower over and attractive slate flooring.

Upstairs, off the landing there are two further bedrooms, both with exposed timber beams.

Outside, there is a low maintenance front garden, laid mainly to slate chippings and enclosed by a picket fence. A gravel driveway provides parking for at least three cars. the rear garden is both private and mature and laid mainly to lawn with well stocked flower and shrub borders and beds, a generous paved terrace and a gravel pathways, all flanked by a selection of specimen trees and bushes, a timber shed and all enclosed by fencing.

Location

Haslingfield is a much-admired village lying just 6 miles southwest of Cambridge, surrounded by rolling countryside over which there are many fine walks (including one to nearby Grantchester). The village is well served by a store/shop, café, village hall and a post office. There is a very well-regarded village primary school and the highly regarded Comberton Village College, being top of the league tables for a number of years, is just a few miles away. Rail links to London are available from Cambridge as well as nearby Foxton and Shepreth stations and the M11 motorway (junctions 11 and 12) are within a few minutes' drive. There is also a regular bus service to Cambridge.

Tenure

Freehold

Services

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

Statutory Authorities

South Cambridgeshire District Council
Council tax band - C

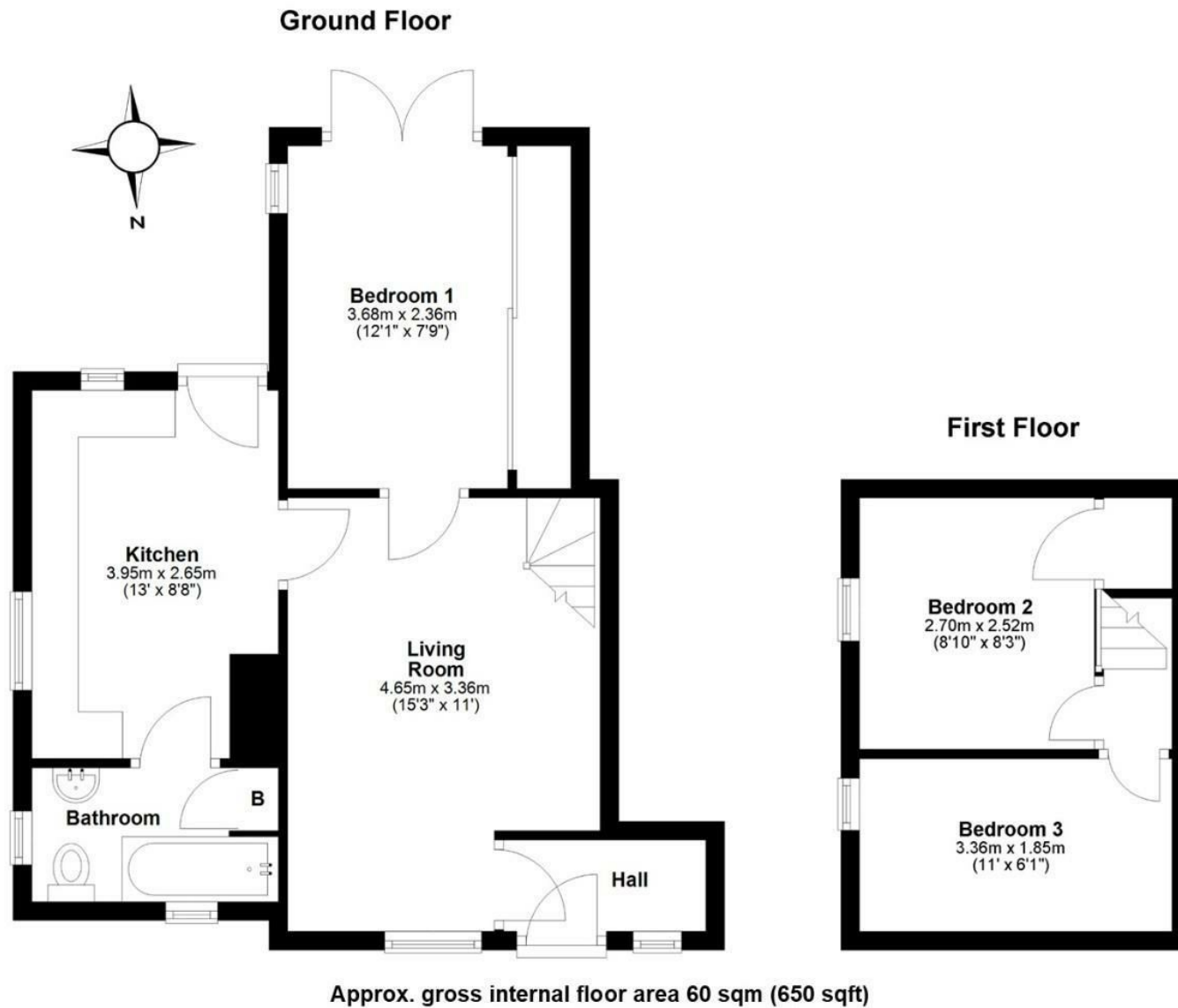
Fixtures and Fittings

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		
(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	67	71
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.

