



60 High Street, Haslingfield, Cambridge, CB23 1JP  
Guide Price £750,000 Freehold



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**A MODERN, DETACHED, CHALET-STYLE RESIDENCE OFFERING VERSATILE AND BEAUTIFULLY PRESENTED ACCOMMODATION, CENTRALLY LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE. THIS PROPERTY IS CHAIN FREE.**

- Detached, chalet-style house
- 1150 sqft / 145 sqm
- Constructed in 1990s
- Driveway parking
- EPC - C / 79
- 3/4 bed, 2 bath, 2/3 reception rooms
- 0.12 acres / 485 sqm
- Gas-fired central heating
- Large open-plan kitchen/dining/family room
- Council Tax Band - F

The property enjoys a fine, non-estate, centre-of-village position set back from the road with ample parking and a private, enclosed rear garden. The current owners have greatly improved the property with a programme of regular updating and improving. The property boasts a good level of flexibility including a ground floor bedroom, which is adjacent to a cloakroom w.c, which can easily be converted into a shower room.

In brief, the accommodation comprises a generous and welcoming reception hall with engineered oak flooring, stairs to the first floor accommodation, cloakroom w.c. and a handy utility room just off. The sitting room is a generously proportioned room with bifold doors out to a decked terrace and garden beyond and has recently had a cast iron wood burning stove fitted, all complemented by engineered oak flooring, which in fact runs through much of the ground floor. The kitchen/dining/family room is fitted with modern and attractive cabinetry, solid wood working surfaces with an inset one and a half sink unit with mixer tap and drainer. The work surfaces extend to a peninsula, which incorporates a breakfast bar. There is a six-ring gas, range-style cooker with extractor hood over and an integrated full-height fridge-freezer and dishwasher. The ground floor bedroom is currently utilised as a study/family room with French doors to the rear.

Upstairs off the landing, are three further double bedrooms, ensuite to master bedroom and a family bathroom.

Outside, the property is set back from the road and screened by hedging with an expansive block-paved driveway accommodating at least four vehicles. Part-covered access leads to the rear garden, which is predominantly laid to lawn with a raised, decked terrace, well stocked flower and shrub borders and beds, a generous timber summerhouse/studio and all enjoys excellent levels of privacy and seclusion.

**Location**

Haslingfield is a much admired village renowned for its quality properties lying just 6 miles south west of Cambridge, surrounded by rolling countryside over which there are many fine walks (including one to nearby Grantchester).

The village operates a superb scheme for its older residents, where a local warden is available for regular visits. The village is well served by a store/shop and post office, and an excellent local café. There is a very well regarded village primary school and the highly regarded Comberton Village College 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**

All mains services connected.

**Statutory Authorities**

South Cambridgeshire District Council.

Council Tax Band - F

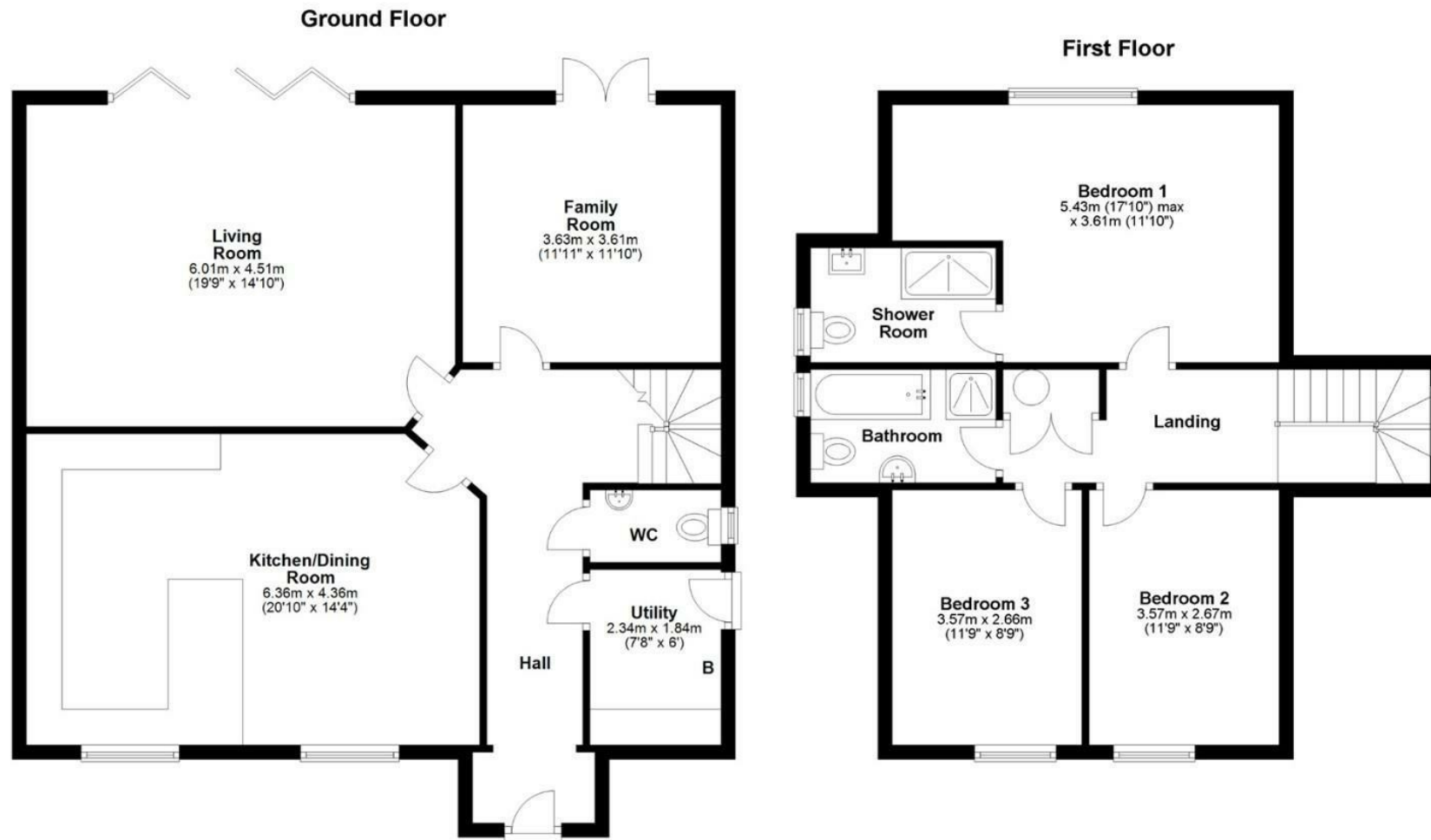
**Fixtures and Fittings**

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 145 sqm (1550 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B	79	
(69-80)	C		
(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	

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.



