



303 St. Neots Road, Hardwick, Cambridge, CB23 7QL
Guide Price £725,000 Freehold



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A SUBSTANTIAL DETACHED SINGLE STOREY RESIDENCE, EXTENDED AND REFURBISHED, BOASTING A SELF-CONTAINED ANNEXE, SET WITHIN A PRIVATE AND MATURE GARDEN WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 4 bedrooms detached single story residence
- 2125 sqft/197 sqm
- Gas fired central heating to radiators
- Council tax band- C
- Additional parcel of land and outbuildings available by separate negotiation
- 1 bedroom self-contained annexe
- 0.25 acres
- EPC-C/70
- Chain free

The property occupies a fine non-estate position set back from the road, set within a generous plot of 0.25 acres. Over the years the property has been transformed by a programme of expansion and refurbishment, extending to 2125 sqft which includes a self-contained annexe. Particularly worthy of note is a fabulous vaulted open planned kitchen/dining/family room with a virtually glazed rear elevation overlooking the mature garden.

The accommodation comprises an entrance hall with ceramic tile flooring to an inner hallway, off of which are four double bedrooms, all with fitted wardrobe cupboards, plus the master bedroom boasts an en suite shower room with Jack & Jill facilities back into the hallway. There is a generous family bathroom which boasts both a shower cubicle and bath tub. The generous sitting room boasts a free standing contemporary gas fire wood burning stove. The kitchen/dining/family room is fitted with attractive contemporary cabinetry, ample fitted working surfaces with inset double sink unit with mixer tap and drainer plus a filtered water tap. There is a range of integrated appliances which include a four ring induction hob, double oven, extractor, under counter fridge, under counter freezer, dishwasher, washing machine plus space for an American style fridge/freezer. In the family area there is a free standing contemporary gas fire wood burning stove plus French doors that lead to the garden.

The annexe accommodation comprises an entrance hall with independent door giving access to the driveway at the front plus a door to the rear garden. There is a cloakroom/WC, fitted kitchen and utility room plus a bedroom with an en suite shower room, making this space ideal for visiting or dependent relatives or indeed a potential rental income.

Outside, there is a generous driveway laid to both shingle and tarmac which would accommodate multiple vehicles. The rear garden is laid mainly to lawn with flower and shrub borders and beds, a selection of trees and bushes, a generous covered Indian sandstone terrace, plus an external studio which currently accommodates a hot tub but could easily be utilised as a place to work from. All is enclosed by fencing and enjoys excellent levels of privacy. Directly beyond the rear garden is an additional piece of land along with outbuildings currently being utilised as a place of work. with B1/light industrial permitted. Available by separate negotiation.

Location

Hardwick is an attractive village lying just 5 miles west of Cambridge. It is a village surrounded by open countryside where there are several golf courses and excellent walks nearby, including the well known Wimpole Way. There is also a cycle path from the village to Cambridge. It benefits from a convenience store, post office, a public house, a church and a well regarded primary school.

Hardwick is in the catchment for the Comberton Village College and sixth form. Communications are excellent with easy access to the A428 and junction 13 of the M11 being just over 3 miles distant. The Cambridge Science Parks as well as the city centre are easily accessible. The village is now also served by super fast fibre optic broadband.

Tenure

Freehold

Services

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

Statutory Authorities

South Cambridgeshire District Council

Council tax band - D

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 197 sqm (2125 sqft)
Excluding Outbuilding

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			
		70	81
		EU Directive 2002/91/EC	

