



18 The Paddock, Harston, CB22 7PR
Guide Price £685,000 Freehold



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A SUBSTANTIAL DETACHED FAMILY RESIDENCE EXTENDED TO OFFER FLEXIBLE AND WELL-PLANNED ACCOMMODATION SET WITHIN A GENEROUS CORNER PLOT, BOASTING A TRANQUIL CUL-DE-SAC POSITION WITHIN THIS HIGHLY SOUGHT-AFTER SOUTH CAMBRIDGESHIRE VILLAGE.

Entrance hall – kitchen – dining room – sitting room – cloakroom WC – conservatory – 5 bedrooms – en suite – dressing room – family bathroom – separate shower room – gardens to front and rear – driveway parking and double garage

THE PROPERTY

The property enjoys a tranquil cul-de-sac position just a short walk from the village primary school and village amenities and within close striking distance of both Foxton and Great Shelford mainline station and Cambridge city centre. The current owners have resided at the property for over thirty years and in that time have extensively enlarged the property, resulting in generously proportioned and well maintained accommodation. There is a generous reception hall with stairs to first floor, a cloaks cupboard and cloakroom WC. The dual aspect sitting room boasts a feature fireplace with exposed brick work, tiled hearth and patio doors lead to a large conservatory extension with views over the garden. The dining room boasts wood laminate flooring and opens to the kitchen fitted with attractive cabinetry, breakfast bar and integrated appliances including 4-ring gas hob, double oven, extractor, under-counter fridge and dishwasher. Just off the kitchen is a handy utility/boot room with matching cabinetry, space for washing machine, ventilation for tumble dryer and door to the garden and double garage. Upstairs there are five good size bedrooms including the master suite complete with dressing room and 5-piece bathroom. Also off the generous landing is a family bathroom and separate shower room. Outside the front garden is laid to lawn with flower and shrub borders, there is a generous blocked paved driveway for several vehicles and leads to a double garage with electric up and over door, power and light connected. To the side of the garage there are double gates which provide access to a large car port. The generous rear garden is mainly laid to lawn with well stocked flower and shrub borders and beds, two patio areas, ideal for alfresco dining and a selection of trees, bushes and all is enclosed by a combination of walling and fencing to provide good levels of privacy and seclusion.

Agents Note: The current owners have obtained planning permission for a substantial ground floor extension Ref. S/2578/19/LD

LOCATION

Harston is an attractive village about 4 miles south of Cambridge within 1 mile of junction 11 of the M11. A primary school, village hall, post office and village store serve the area which is surrounded by open countryside over which there are many interesting walks. Good rail links are available from nearby Foxton (2 miles away), Great Shelford (5 miles) and Royston (9 miles) which has a fast service to London Kings Cross in only 39 minutes.

KEY FEATURES

- 5 bedroom detached family home
- 3 reception rooms
- Well equipped kitchen plus utility room
- Master bedroom with dressing room and en suite bathroom
- Off road parking
- Double garage and car port
- Sought-after south Cambridgeshire village location
- Chain free
- Planning permission granted for a substantial ground floor extension Ref. S/2578/19/LD

Fixture and fittings

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

Tenure

Freehold

Services

All main services are connected

Viewing

Strictly by appointment through the vendors sole agents, Redmayne Arnold & Harris





Approx. gross internal floor area 185 sqm (2000 sqft) excluding Garage

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	59
(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.

