



8 The Mazles, Comberton, Cambridge, CB23 7FA  
Offers Over £700,000 Freehold



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01223 800860

**A CONTEMPORARY DETACHED FAMILY RESIDENCE, BEAUTIFULLY PRESENTED THROUGHOUT WITH OFF ROAD PARKING, GARAGE, A GENEROUS REAR GARDEN AND JUST A SHORT WALK FROM THE VILLAGE COLLEGE.**

- 3 bedroom detached house
- 1450 sqft / 135 sqm
- Constructed in 2021
- Underfloor heating to ground floor
- Council tax band - E
- 2 bathrooms, 2 reception rooms
- 0.09 acre plot
- Airsource heating system
- EPC - B / 84
- Large well equipped kitchen/dining/family room

The property was constructed by local developers, Beechwood Estates in 2021 to a light, spacious design and finished to exacting standards throughout. The property boasts a larger than average rear garden which in turn enjoys good levels of privacy. Furthermore the house boasts an excellent EPC rating including a state of the art Airsource heating system, making the house incredibly efficient and affordable to run.

The accommodation comprises a welcoming reception hall with stairs to first floor accommodation, karndean flooring and cloakroom/WC just off. The kitchen/dining/family room is very much the heart of this beautiful home and overlooks the rear garden. The kitchen area is fitted with contemporary cabinetry, ample silestone working surfaces and breakfast bar with one and a half sink unit with mixer tap and bevel drainer, a range of integral appliances which include an induction hob, double oven, extractor, dishwasher, fridge/freezer and washing machine. The bay-windowed sitting room enjoys a dual aspect and is a good-sized family space.

Upstairs, off the galleried landing are three large double bedrooms, a luxury en suite shower room to the master bedroom and a luxury family bathroom which boasts both a bath tub and shower cubicle.

Outside, there is a low maintenance front garden with block paved driveway providing parking for two vehicles and an electric charger pod point. Gated access leads to the rear garden which is predominantly laid to lawn, generous paving area with grass and all is enclosed by walling and fencing, enjoying good levels of privacy and seclusion. There is a single space at the back alongside the parking at the front as opposed to the two spaces at the front. The rear parking is accessible via the garden making 3 secure entry areas to the garden.

**Location**

Comberton is a much admired and considerably sought-after village lying just 6 miles west of the City and surrounded by glorious undulating countryside over which there are numerous fine walks. Education facilities are excellent; there is a local primary school and the highly regarded Comberton Village College, where extensive leisure facilities are available to the public. There are a number of local shops including a very well stocked Co-op, dentist, hairdresser, and pub. There is both a playgroup and excellent nursery in the village and a well regarded GP practice, as well as dispensing pharmacy, in Comberton. Communications are good with Junction 12 of the M11 within a couple of miles, a fast straight road and cycle path into central Cambridge, and cycle routes through Coton to the West Cambridge Site and across fields to Grantchester and Addenbrooke's Hospital. There are also several golf courses in the vicinity.

**Tenure**

Freehold

**Services**

Mains services connected include: electricity, water and mains drainage. Airsource heating system and underfloor heating to the ground floor

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band -E

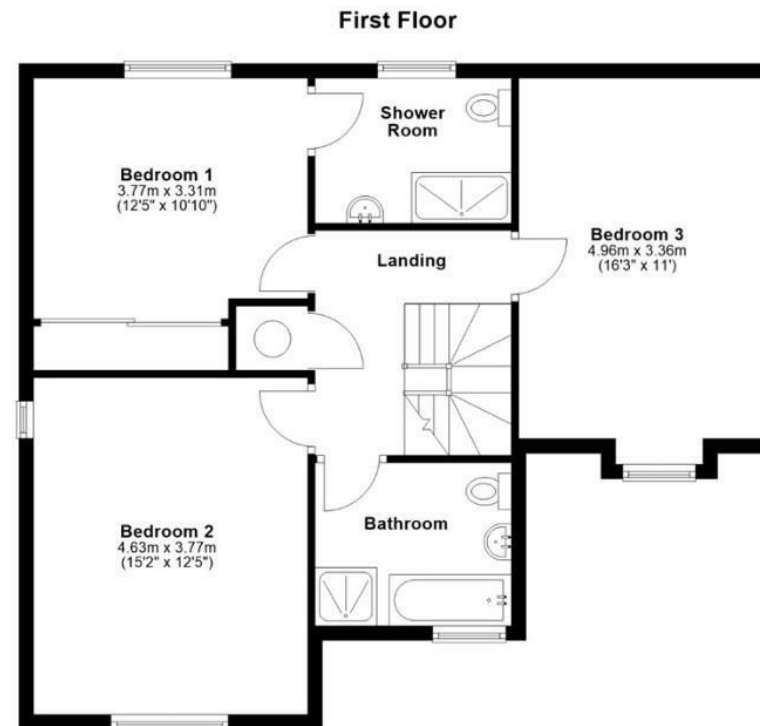
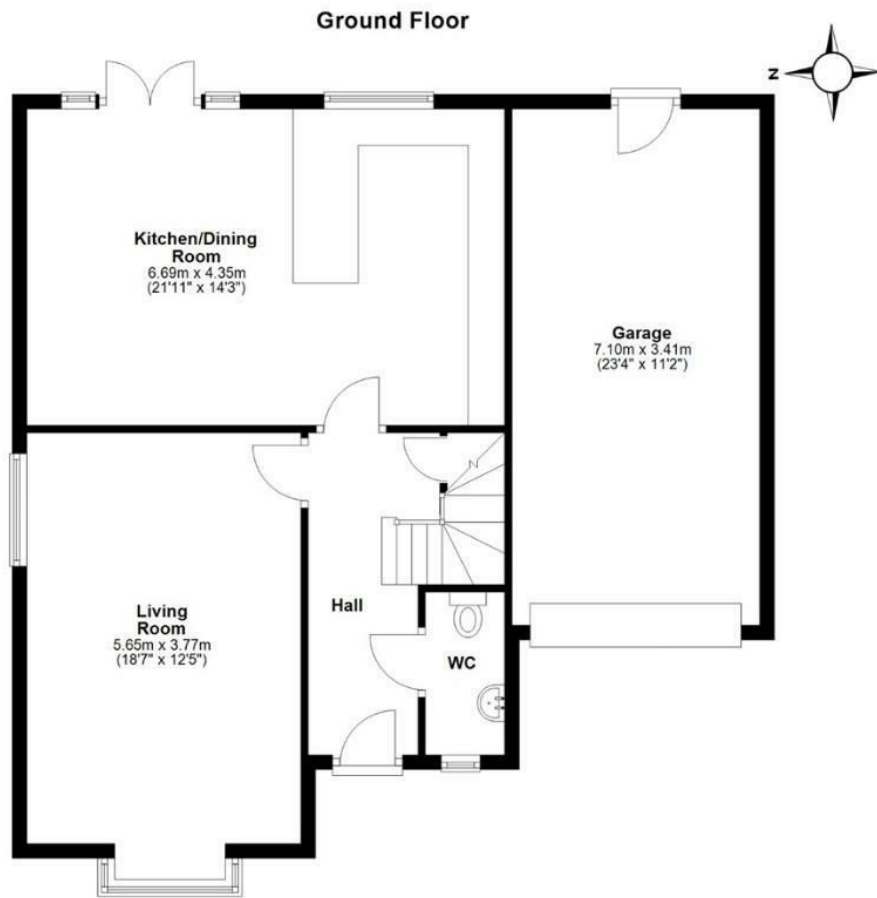
**Fixtures and Fittings**

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 135 sqm (1450 sqft) excluding Garage**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

