



14 The Meadows, Haslingfield, Cambridge, CB23 1JD
Guide Price £475,000 Freehold



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AN ESTABLISHED LINK DETACHED FAMILY RESIDENCE WITH POTENTIAL FOR MODERNISATION AND IMPROVEMENT, TUCKED AWAY IN A TRANQUIL CUL-DE-SAC LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER SOUTH CAMBRIDGESHIRE VILLAGE.

• Entrance hall • Cloakroom WC • Kitchen and Utility/Boot room • Sitting/dining room • Conservatory • Four bedrooms • Family bathroom • Driveway parking and garage • Front and rear gardens

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 is well served by a store/shop and post office, and an excellent butcher/delicatessen. 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 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.

The Property

The property enjoys a quiet cul-de-sac position centrally located within this highly sought-after village, with amenities all close-by. The residence offers great scope for sympathetic updating and potential enlargement (subject to planning consents). The accommodation comprises a spacious entrance hall with stairs to first floor accommodation, fitted storage cupboard and a recently refitted wet room. The sitting/dining room has a dual aspect and a feature open fireplace with stone surround with doors to the conservatory. The kitchen is fitted with base level and wall mounted storage cupboards, ample fitted working surfaces with inset one and half sink unit, mixer tap and drainer, 4-ring ceramic hob, oven, extractor and space for a fridge freezer and dishwasher. Just off is a handy boot-room with a door to the rear garden and garage. Upstairs there are four bedrooms, three of which have fitted wardrobe cupboards and a family bathroom. Outside there is a driveway providing parking for two cars and a garage with up and over door, power and light connected. There is a neatly maintained front garden with flower and shrub borders and beds, gated access leads to the rear garden which is predominantly laid to lawn with flower and shrub borders and beds, paved patio and timber shed.

Key Features

Four bedroom link detached house
Well equipped kitchen
Dual aspect sitting/dining room
Refitted ground floor wet room
Off-road parking and garage
Chain free

Fixture and fittings

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

Services:

Oil fired central heating, Mains water, drainage and electric.

Statutory Authority:

South Cambridgeshire District Council

Tenure:

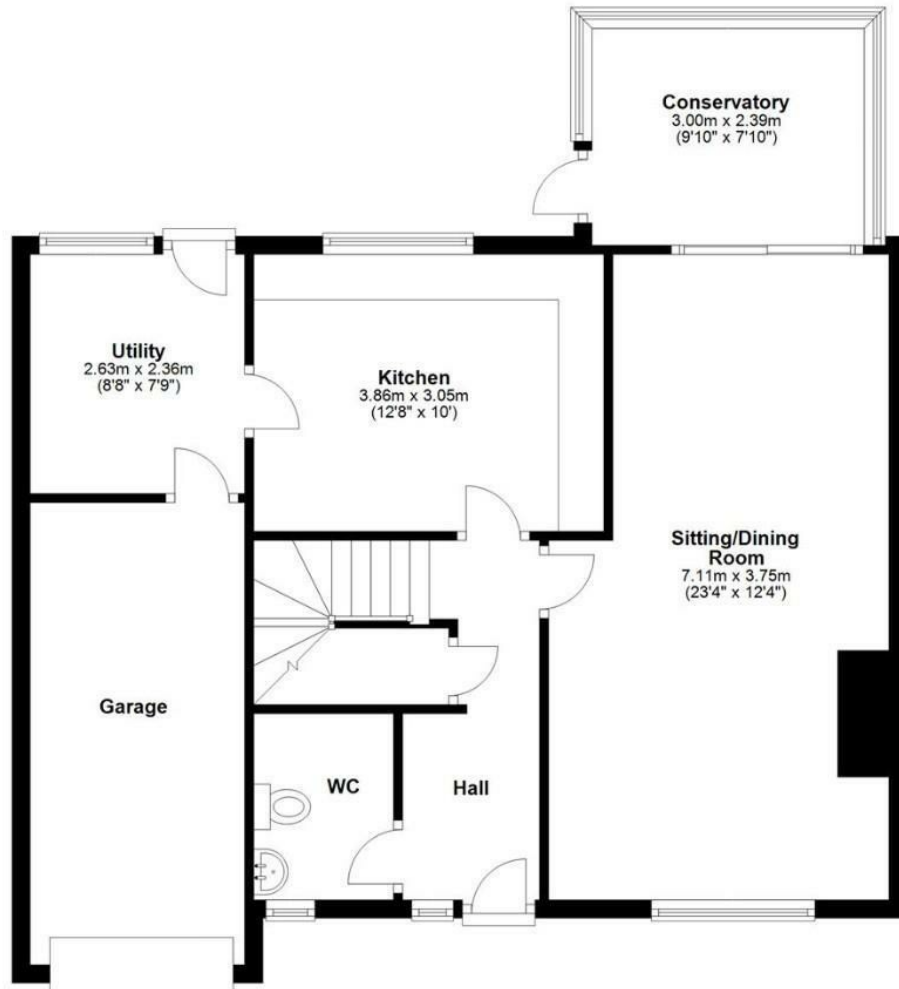
Freehold

Viewing:

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



Ground Floor



First Floor



Approx. gross internal floor area 114 sqm (1225 sqft) excluding Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80 64
(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		EU Directive 2002/91/EC

