



High Street, Harston, CB22 7PX

CHEFFINS

High Street

Harston,
CB22 7PX

A stylish and thoughtfully designed individual detached residence extending to approximately 1,891 sq ft, occupying a central position within the highly regarded village of Harston and offering exceptionally well presented accommodation together with landscaped gardens, gated parking and a detached studio/home office. Offered with no onward chain.

4 3 2

Guide Price £850,000





LOCATION

Constructed approximately 10 years ago, the property has been finished to an impressive standard throughout with particular attention paid to layout, natural light and bespoke detailing. The result is a home that combines contemporary design with practical family living, whilst remaining conveniently positioned for access into Cambridge, Addenbrooke's Biomedical Campus and the M11. Harston is a highly regarded south Cambridgeshire village situated approximately six miles south west of Cambridge, offering an excellent balance between attractive village living and convenient access into the city. The village continues to grow in popularity due to its accessibility for Cambridge, Addenbrooke's Hospital, the Biomedical Campus and the M11, whilst still retaining a strong sense of community and village character. Amenities within the village include a public house, village shop, parish church, village hall and recreational facilities, together with the anticipated opening of a Fitzbillies café, further enhancing the village's appeal and day to day convenience. Nearby transport links provide straightforward access towards Cambridge city centre, Royston and surrounding villages. Schooling is well catered for with primary provision available within the village itself and secondary schooling at the highly regarded Melbourn Village College. Independent schooling for all age groups is also readily available within Cambridge.

ENTRANCE PORCH

With bespoke fitted coat and shoe storage, travertine tiled flooring, recessed spotlights and glazed door leading through into:

RECEPTION HALL

A generous and welcoming reception area with continuation of travertine tiled flooring, solid oak staircase rising to first floor accommodation with oak balustrading, recessed spotlights, understairs storage cupboard and doors leading to respective rooms.

CLOAKROOM

Fitted with a two piece suite comprising low level wc and pedestal wash hand basin with splashback, part panelled walls, travertine flooring, recessed spotlights.

SITTING ROOM

A beautifully proportioned principal reception room enjoying a triple aspect with windows to front, side and rear elevations allowing excellent levels of natural light throughout the day. Bespoke fitted cabinetry and shelving, recessed spotlights and television point.

KITCHEN/DINING ROOM

An impressive open plan entertaining and day to day living space fitted with an extensive range of bespoke wall and base mounted cabinetry incorporating deep pan drawers and matching central island with breakfast bar seating beneath Silestone work surfaces and matching splashbacks. Inset sink with mixer tap, integrated five ring induction hob with extractor canopy above, integrated oven, combination microwave, dishwasher and drinks fridge. Integrated fridge freezer, travertine tiled flooring throughout, recessed spotlights and bi fold doors opening onto the rear terrace and gardens. Ample space for dining table and soft seating arrangement.

FAMILY ROOM

A versatile reception room currently utilised as a family room/home office with oak flooring, bespoke media wall and cabinetry, recessed spotlights and window overlooking the front aspect.

UTILITY ROOM

Fitted with additional storage cupboards and work surfaces with inset sink and drainer unit with mixer tap, space and plumbing for washing machine and tumble dryer, wall mounted boiler, travertine tiled flooring, recessed spotlights and stable style door leading to outside.

FIRST FLOOR LANDING

A spacious galleried landing with recessed spotlights, airing cupboard and doors leading to respective rooms.

PRINCIPAL BEDROOM

A generous principal bedroom with fitted wardrobes and storage cupboards, recessed spotlights and windows to rear and side elevations.

EN SUITE SHOWER ROOM

Fitted with a contemporary three piece suite comprising walk in shower enclosure with glazed screen, low level wc and vanity wash hand basin with storage beneath. Tiled walls and flooring, heated towel rail, recessed spotlights and obscured glazed window.

BEDROOM TWO

A spacious double bedroom with fitted wardrobes and storage cupboards, recessed spotlights and window overlooking the front aspect.

EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising shower enclosure, low level wc and vanity wash hand basin with storage beneath. Tiled flooring and walls, heated towel rail, recessed spotlights and obscured glazed window.

BEDROOM THREE

With fitted wardrobe cupboards, recessed spotlights and window overlooking the rear aspect.

BEDROOM FOUR

With fitted wardrobe cupboards, recessed spotlights and window to front aspect.

FAMILY BATHROOM

Fitted with a contemporary three piece suite comprising panelled bath with mixer tap and shower attachment, low level wc and vanity wash hand basin

with storage beneath. Part tiled walls, tiled flooring, heated towel rail, recessed spotlights and obscured glazed window.

OUTSIDE

The property is set back from the road behind secure gated access with entry system leading to a paved driveway providing off street parking for two vehicles with an Andersen 7kW EV cabled Charger.

The rear gardens have been skilfully landscaped and comprise a central circular lawn bordered with well stocked flower and shrub borders and paved terrace seating areas offering an excellent degree of privacy and seclusion.

HOME OFFICE

A detached timber studio ideal for those working from home with power and lighting connected together with adjoining storage area/bike store.





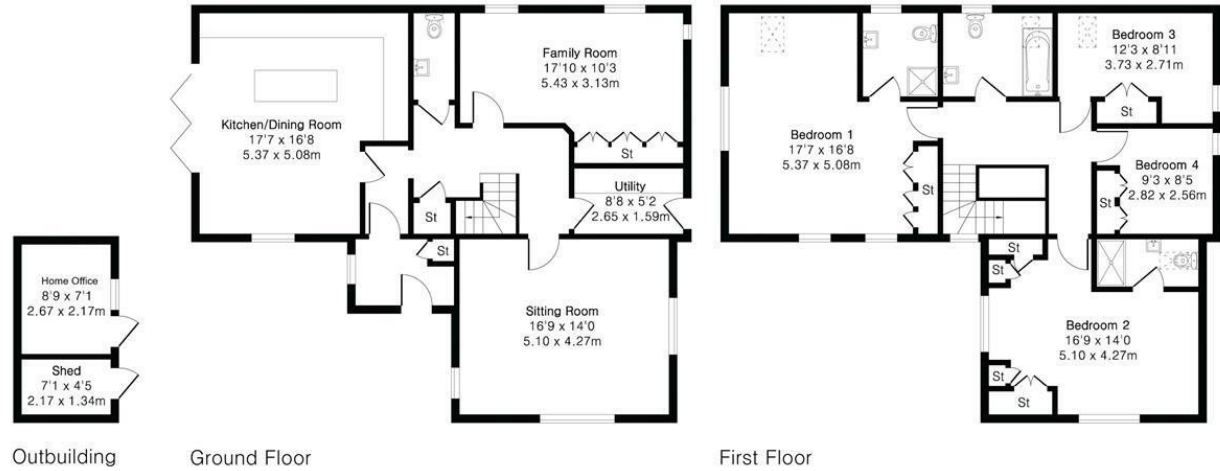


**Approximate Gross Internal Area 1891 sq ft - 175 sq m
(Excluding Outbuilding)**

Ground Floor Area 969 sq ft – 90 sq m

First Floor Area 922 sq ft – 85 sq m

Outbuilding Area 97 sq ft – 9 sq m



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 82 | 85 |
| (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 | |

Guide Price £850,000

Tenure – Freehold

Council Tax Band – F

Local Authority – South Cambridgeshire

District Council

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.