



Sidney Gardens, Haslingfield, CB23 1NA

CHEFFINS

Sidney Gardens

Haslingfield,
CB23 1NA

- Detached Family Home
- Four Bedrooms
- Open Plan Kitchen/Breakfast Room
- Family Room
- Study
- Sizeable & Private Rear Garden
- Separate Garage With EV Charger
- Central Green Owned By Residents

A well-presented detached family home, offering highly versatile accommodation across two floors, occupying an enviable position within this desirable development, overlooking the central green. The property benefits from a garage and is ideally situated in the heart of the highly sought-after village of Haslingfield.

4 1 2

Guide Price £600,000





LOCATION

Sidney Gardens enjoys a desirable position within a select development in the highly sought-after village of Haslingfield, located just six miles south-west of Cambridge. This picturesque and historic village is surrounded by beautiful countryside and combines rural tranquillity with excellent accessibility, making it a popular choice for families and professionals alike. Haslingfield offers a thriving community and an excellent range of local amenities, including a well-regarded primary school and pre-school, a village shop, post office, and independent café. The village hall hosts regular social events, while outdoor enthusiasts will appreciate the modern playground, tennis courts, skate park, and football pitch. A variety of clubs and societies cater for all age groups, enhancing the village's strong community spirit. The surrounding area boasts an extensive network of scenic footpaths and permissive cycle routes, including links to Cambridge, the Wimpole Estate, and the idyllic routes along the River Cam and through Grantchester Meadows. Commuters benefit from superb transport links, with Foxton railway station just a few minutes away, providing regular services to Cambridge and London King's Cross. The nearby M11 (Junction 11) offers easy access to the A10 and A505 for regional travel, while Cambridge city centre, the Biomedical Campus, Addenbrooke's Hospital, and leading employers such as ARM and AstraZeneca are all within convenient reach.



STORM PORCH

covering the panelled glazed entrance door leading into:

ENTRANCE HALLWAY

with original parquet flooring, stairs rising to first floor accommodation, understairs storage cupboard, radiator, doors leading into respective rooms.

OPEN PLAN SITTING/DINING ROOM

with continuation of original parquet flooring from entrance hall, wood burning stove with stone surround, hearth and wooden mantel, radiator, coved ceiling, downlighters, triple glazed window to front aspect, set of double glazed French doors and windows leading out onto garden.

FAMILY ROOM

with engineered oak flooring, radiator, double glazed window to side aspect.

STUDY

with wood effect flooring, wall mounted shelving, radiator, double glazed window overlooking garden.

CLOAKROOM

comprising a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, tiled upstand, radiator, tiled flooring, double glazed window fitted with privacy glass out onto rear aspect.

OPEN PLAN KITCHEN/BREAKFAST ROOM

access off the hallway via panelled glazed door and comprises a collection of both wall and base mounted storage cupboards and drawers with granite work

surface with inset one and a quarter bowl sink with hot and cold mixer tap, drainer to side, space for Range cooker with full width extractor hood above, space and plumbing for American style fridge/freezer, dishwasher, and washing machine, cupboard housing Ideal wall mounted gas fired boiler providing hot water and heating for the property, continuation of the work surface forms a peninsular creating an ideal setting for informal dining, full height radiator, tiled flooring, loft access, inset LED downlighters, double glazed window overlooking garden, panelled glazed door leading out onto garden.

ON THE FIRST FLOOR

LANDING

with loft access with drop down ladder, doors leading into respective rooms.

BEDROOM 1

with an array of built-in full height wardrobes fitted with railings and shelving, wood effect flooring, radiator, double glazed window overlooking green to the front.

FAMILY BATHROOM

comprising a four piece suite with panelled bath with hot and cold mixer tap, shower head attachment, shower cubicle accessed via glazed shower door with dual wall mounted shower heads, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, storage drawers fitted underneath wash hand basin, heated towel rail, cupboard housing hot water cylinder and fitted timber shelving, wood effect flooring with electric underfloor heating, inset LED downlighters, wall mounted mirror with lighting, extractor fan, double glazed window fitted with privacy glass out onto rear aspect.

BEDROOM 2

with wood effect flooring, radiator, double glazed window overlooking green to the front.

BEDROOM 3

with wood effect flooring, radiator, double glazed window overlooking garden.

BEDROOM 4

with multiple built-in storage cupboards, LED downlighter, radiator, double glazed window overlooking green to the front.

OUTSIDE

To the rear of the property is an extremely private garden principally laid to lawn with a paved patio area led directly off the rear part of the property and this provides a wonderful space to both relax and entertain and leads nicely onto the remainder of the lawned area. To the other side of the garden are a number of well stocked beds full of mature shrubs and flowering plants as well as three mature apple trees and in the very corner of the garden is a hardstanding pathway, timber storage shed leading to the rear access door of the GARAGE which is fitted with power and lighting and a recently replaced roof and can also be accessed via the up and over door to the front where there is also a 3 pin plug EV charging point. To one side of the property there is a timber built lean-to shed providing further storage and to the other side is a timber access gate leading out onto New Road.

AGENT'S NOTE

There is a fee of approximately £55 per annum to contribute towards the upkeep of the communal green to the front of the property.



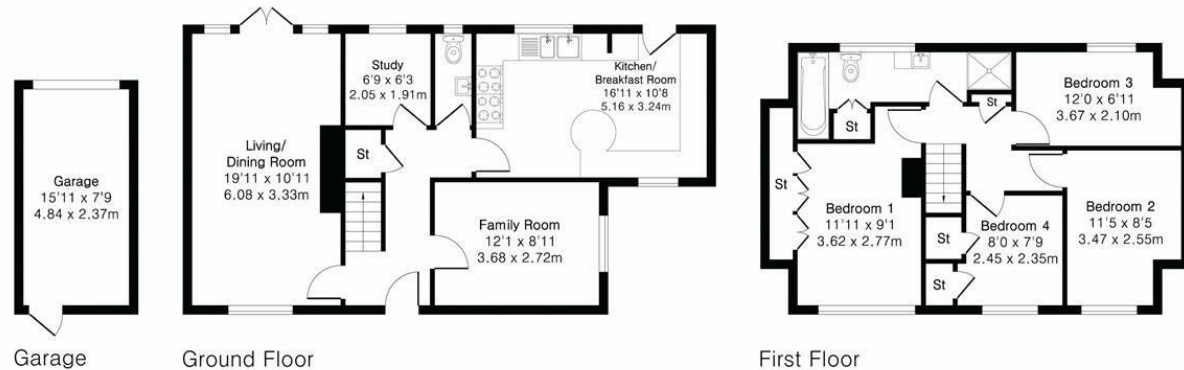


Approximate Gross Internal Area 1214 sq ft - 113 sq m (Excluding Garage)

Ground Floor Area 680 sq ft – 63 sq m

First Floor Area 534 sq ft – 50 sq m

Garage Area 123 sq ft – 11 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Guide Price £600,000

Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire District

Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk



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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.