



The Paddock, Harston, CB22 7PR

**CHEFFINS**



# The Paddock

Harston,  
CB22 7PR

- Semi-Detached
- Three Double Bedrooms
- Open Plan Living/Dining Room
- Excellent Potential To Improve & Expand (STP)
- Kitchen/Breakfast Room
- Off Road Parking & Garage
- No Onward Chain
- Private Rear Garden

An excellent opportunity to acquire this well-proportioned semi-detached home, offering flexible accommodation through-out, benefitting from an integral garage and a sizeable private rear garden, located on this quiet residential development tucked away in this highly sought after, well served and convenient village just outside of Cambridge. The property is offered with no onward chain.

3 1 2

**Guide Price £535,000**





## LOCATION

The Paddocks in Harston enjoys a peaceful setting within this well-regarded south Cambridgeshire village, offering the perfect balance between rural charm and excellent connectivity. Harston has a strong sense of community and a range of local amenities, including a convenience store, post office, primary school, and traditional village pub. The nearby villages of Hauxton, Newton, and Great Shelford offer additional services, while the city of Cambridge is just a short drive or cycle away for more comprehensive shopping, dining, and cultural experiences. Families are well catered for, with Harston & Newton Community Primary School nearby and access to a number of highly regarded secondary schools in the area, including those in Sawston and Cambridge. There are also plenty of opportunities for outdoor leisure, with scenic countryside walks, cycle routes, and nature reserves all close at hand. Transport links from The Paddocks are excellent. The village is conveniently situated just off the A10, providing direct access to Cambridge, Royston, and the M11 for routes to London and Stansted Airport. Foxton and Shelford railway stations are both within easy reach, offering regular services into Cambridge and London King's Cross.



## COVERED PORCH

with outside light, tiled step and sealed unit double glazed front entrance door leading to:

## ENTRANCE HALL

with radiator, staircase off to first floor, natural wood style flooring and door to:

## CLOAKROOM

with low level w.c. and recess with vanity style unit with small wash hand basin, cupboard below, tiled walls around, radiator, natural wood style flooring, sealed unit double glazed window with frosted glass to side aspect.

## PRINCIPAL RECEPTION ROOM

A delightful light and spacious sitting room with feature stone fireplace with a gas coal effect fire insert with tiled hearth, feature bay window to front aspect with sealed unit double glazed windows, radiator, serving hatch from kitchen and a pair of part glazed doors leading to:

## DINING ROOM

with double radiator, sealed unit double glazed windows to side aspect overlooking the paved terrace and large feature sealed unit double glazed windows and door leading to the delightful rear gardens.

## KITCHEN/BREAKFAST ROOM

with inset single drainer sink unit with mixer taps and cupboards below, integrated Neff dishwasher to side, further base units to side comprising worktops with cupboards and drawers below and recess with Hotpoint oven with 4 point ceramic induction hob and contemporary style stainless steel cooker hood above, further base units comprising worktops with cupboards

and drawers below, range of wall storage cupboards, glass fronted display wall mounted cabinet, serving hatch to dining room, radiator, natural wood style flooring, deep built-in shelved storage cupboard understairs, further recessed area with worktop and space and plumbing for washing machine, fitted shelved storage cupboards, natural wood style flooring, full height sealed unit double glazed sliding doors leading to paved terrace and rear gardens.

## ON THE FIRST FLOOR

### LANDING

trap door to roof space, large walk-in shelved airing cupboard which also houses a hot water cylinder.

### BEDROOM 1

double bedroom with radiator, built-in wardrobes with folding doors, further fitted wardrobes with sliding doors and cupboards to side, radiator, sealed unit double glazed windows to rear aspect overlooking the gardens.

### BEDROOM 2

double bedroom with radiator, sealed unit double glazed windows to front aspect.

### BEDROOM 3

double bedroom with radiator, recessed area with fitted wardrobes with sliding doors and high level sealed unit double glazed windows to front aspect.

### BATHROOM

An unusually spacious family bathroom with a large corner bath with shower attachment, ceramic tiled walls around, low level w.c. and wash hand basin, recess area

with walk-in tiled shower cubicle with wall mounted shower unit and glazed folding doors, radiator, natural wood style flooring, sealed unit double glazed windows with frosted glass to side and rear aspect.

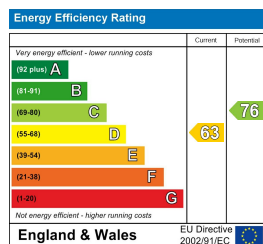
## OUTSIDE

To the front of the property there is an attractive garden area laid to lawn with a variety of mature shrubs, bushes and borders around and a long tarmac driveway to side leading to GARAGE with up and over door, light and power and there is a paved pathway and gated access to side leading to a further pathway and into the rear gardens.

To the rear there is a delightful and generous garden which is laid to lawn with a great variety of mature shrubs, bushes and well stocked borders around. At the far end of the garden there is a greenhouse and a large timber constructed garden storage shed. There is also a paved terrace immediately adjacent to the property itself, which could be suitable for extension or conservatory, and further paved pathway to side and gated access leading to the front and there is also an outside tap.







Guide Price £535,000

Tenure - Freehold

Council Tax Band - D

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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)

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.

**Approximate Gross Internal Area 1308 sq ft - 122 sq m  
(Excluding Garage)**

Ground Floor Area 710 sq ft - 66 sq m

First Floor Area 598 sq ft - 56 sq m

Garage Area 150 sq ft - 14 sq m



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.

**CHEFFINS**



**CHEFFINS**