

Church Street, Haslingfield, CB23 1JE

CHEFFINS

CHEFFINS

Church Street

Haslingfield,
CB23 1JE

5 5 4

Guide Price £1,400,000



- Substantial And Versatile Family Home
- Five Bedrooms And Three Bath/Shower Rooms
- Impressive Open-Plan Kitchen, Dining And Living Space
- Separate Family Room And Sitting Room
- Beautifully Established And Private Rear Garden
- Self-Contained Annexe Above The Double Garage
- Separate Garden Studio Known As The Green Room
- Dedicated Dog Wash And Outside Washroom
- Gravel Driveway Providing Parking For Multiple Vehicles
- Popular Village Location With Excellent Access To Cambridge

An excellent opportunity to acquire this remarkable and substantial family home, offering versatile and generous accommodation together with a beautifully established and private rear garden. The property provides a particularly impressive and expansive open-plan kitchen, dining and living space, ideal for both everyday family life and entertaining, complemented by a self-contained annexe and separate garden studio. Further benefits include ample off-road parking and a desirable position within the popular village of Haslingfield, with excellent accessibility to a wealth of local amenities and Cambridge city centre.









LOCATION

Haslingfield is a popular and well-established village situated approximately six miles south-west of Cambridge. The village offers a range of local amenities including a village shop, public house, primary school, village hall, church and recreational facilities, together with a strong community atmosphere. The surrounding countryside provides a number of pleasant walking and cycling routes, while the nearby villages of Barton, Grantchester and Harston provide further amenities. Cambridge city centre is readily accessible by road, with the M11 providing connections towards London and the national motorway network. The nearby market town of Royston also provides a further range of shopping, schooling and leisure facilities.

STORM PORCH
Panel glazed storm porch with entrance door leading into the entrance hall.

ENTRANCE HALL
With stone tiled flooring, stairs rising to the first floor accommodation with open understairs storage area, radiator, coved ceiling and timber panelled doors leading to the principal reception rooms and cloakroom.

CLOAKROOM
Comprising a two-piece suite with low-level WC with concealed dual-flush and hand wash basin with hot and cold mixer tap and tiled splashback. Heated towel rail, continuation of the tiled flooring, extractor fan and coved ceiling.

FAMILY ROOM
Approached via a set of timber double doors and comprising solid oak flooring, coved ceiling, LED downlighters, radiator and two double glazed sash windows overlooking the front aspect.

SITTING ROOM
Approached via a set of panelled timber double doors and comprising solid oak flooring, gas fireplace with stone surround, hearth and mantel, coved ceiling and radiator positioned beneath the double glazed sash window overlooking the front aspect. A set of double panelled doors leads through into the open plan kitchen, dining and living space.

STUDY
Approached via a panel glazed door and comprising solid oak flooring, radiator, coved ceiling, LED spot lighting and double glazed sash window overlooking the side aspect.

OPEN PLAN KITCHEN, DINING AND LIVING ROOM
The living area has stone flooring, a recessed area ideal for furniture, radiators, coved ceiling, inset LED downlighters and double glazed window overlooking the side aspect, opening through into the kitchen and dining areas.

The kitchen comprises a comprehensive range of wall and base units with cupboards and drawers incorporating soft-close fittings, together with a granite work surface and inset one-and-a-quarter bowl Blanco sink with hot and cold mixer tap and drainer. Integrated four-ring Smeg induction hob with glazed splashback and cooker hood above, integrated double oven, Bosch microwave and two warming drawers. Space and plumbing for dishwasher, space for wine cooler and space for fridge freezer. A central kitchen island incorporates a peninsula extending around to create an informal dining and breakfast bar area. Stone flooring, inset LED downlighters, coved ceiling and double glazed windows overlooking the side and rear aspects.

The dining area provides an expansive space with radiators, continuation of the stone flooring, double doors from the sitting room and double glazed window overlooking the garden. Opening through into the garden room.

GARDEN ROOM
With continuation of the stone flooring, mounted electric radiator, part-vaulted ceiling with spot lighting, full-width set of double glazed windows overlooking the side aspect and French doors opening onto the patio.

UTILITY ROOM
Comprising a range of wall and base units with storage cupboards, granite work surface and inset stainless steel sink with hot and cold mixer tap and drainer. Space and plumbing for washing machine and tumble dryer, wall-mounted gas-fired boiler providing heating and hot water for the property, double glazed window overlooking the side aspect and panel glazed door leading out onto the garden.

FIRST FLOOR LANDING
With loft access, coved ceiling, radiator and double glazed window overlooking the front aspect. A further section of landing provides access to a panel glazed door leading into the airing cupboard, housing the pressurised hot water cylinder with fitted timber shelving surrounding. Timber panelled doors lead to the bedrooms and further accommodation.

PRINCIPAL BEDOOM SUITE
With recessed area ideal for storage furniture, inset LED downlighters, wood-effect flooring, fitted wardrobes and shelving, radiator and double glazed window overlooking the garden. Panelled door leading into the en suite shower room.

EN SUITE SHOWER ROOM
Comprising a three-piece suite with large walk-in shower cubicle with glazed shower partition and wall-mounted shower, low-level WC with concealed dual-flush and hand wash basin with hot and cold mixer tap. Tiled surrounds and flooring, heated towel rail, double glazed window fitted with privacy glass, inset LED downlighters and extractor fan.

BEDROOM TWO
With coved ceiling, built-in wardrobes with fitted shelving, radiator and double glazed window overlooking the garden. Panelled door leading into the en suite shower room.

EN SUITE SHOWER ROOM
Comprising a three-piece suite with shower cubicle having glazed door and wall-mounted shower, low-level WC with concealed dual-flush and hand wash basin with hot and cold mixer tap with storage cupboard beneath. Tiled surrounds and flooring, heated towel rail, extractor fan and double glazed window fitted with privacy glass overlooking the side aspect.

BEDROOM THREE
With coved ceiling, built-in wardrobe with fitted rails and shelving, further fitted shelving, radiator and double glazed sash window overlooking the garden.

BEDROOM FOUR
With coved ceiling, built-in wardrobes with fitted rails and shelving, radiator and double glazed sash windows overlooking the front aspect.

BEDROOM FIVE
With coved ceiling, radiator and double glazed sash windows overlooking the front aspect.

BATHROOM
Comprising a freestanding oval bath with wall-mounted mixer tap and handheld shower attachment, low-level WC and vanity wash hand basin with mixer tap and fitted storage cupboards beneath. The bathroom further benefits from a separate glazed shower enclosure with wall-mounted rainfall shower and handheld attachment, tiled surround, heated towel rail and wall-mounted mirror with lighting. Tiled flooring and part-tiled walls.

OUTSIDE
The property enjoys an extremely private and established rear garden, principally laid to lawn with a paved pathway running along the rear of the property and leading around to an Indian sandstone patio and sunken seating area, providing space for outdoor furniture and entertaining and also accessed directly from the garden room. The garden is bordered by well-stocked beds containing mature shrubs, trees and flowering plants and enclosed by timber fencing. To one side of the property is an area laid to gravel with rotary clothes airer, while the paved pathway continues around the side of the property with further paved areas, access to the side gate and a metal storage shed.

A separate garden studio, known as the Green Room, has wood-effect flooring, electric radiator, double glazed windows overlooking the garden and side aspect and a sliding door leading into the adjoining bathroom, which comprises a three-piece suite with shower cubicle having wall-mounted shower, glazed sliding door and tiled storage niche, low-level WC with concealed dual-flush and hand wash basin with hot and cold mixer tap. Tiled surround and flooring, heated towel rail, spot lighting and extractor fan.

A timber gate provides access to a further side area with paved patio and private seating area surrounded by planting. There is also a greenhouse and double doors providing access to the outside washroom and dog washing area, comprising a dedicated dog shower with wall-mounted electric power shower, low-level WC with concealed dual-flush and hand wash basin with hot and cold mixer tap, tiled surround and flooring and lighting. An outside tap is situated adjacent.

A recessed area to the rear of the garage provides useful concealed storage, while a panel glazed door provides access to the accommodation above the garage. A wrought iron gate provides access around to the front of the property.

The front of the property is approached from Church Street via a dropped kerb leading onto a gravel driveway providing parking for multiple vehicles, with double garage doors and external lighting above providing access into the garage.

ANNEXE
Accessed via the panel glazed door from the side of the property and comprising an entrance hall with inset footwell, wood-effect flooring, LED downlighters and stairs rising to the accommodation above. Door leading into a built-in storage cupboard with internal lighting.

ANNEXE EN SUITE SHOWER ROOM
Comprising a three-piece suite with shower cubicle having wall-mounted shower, glazed shower partition, glazed sliding door and tiled storage niche, low-level WC with concealed dual-flush and hand wash basin with hot and cold mixer tap and tiled splashback. Heated towel rail, tiled flooring, lighting, extractor fan and double glazed windows overlooking the side aspect.





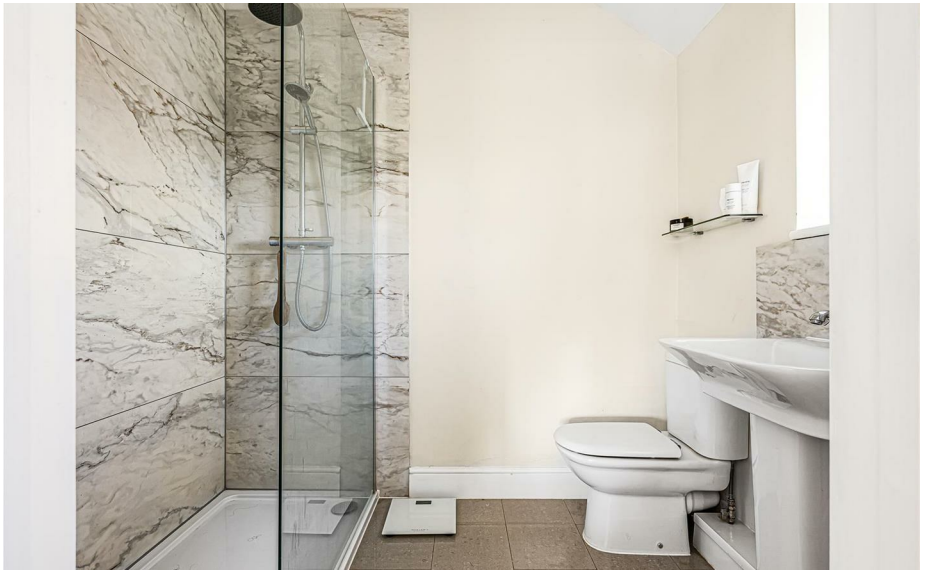




CHEFFINS





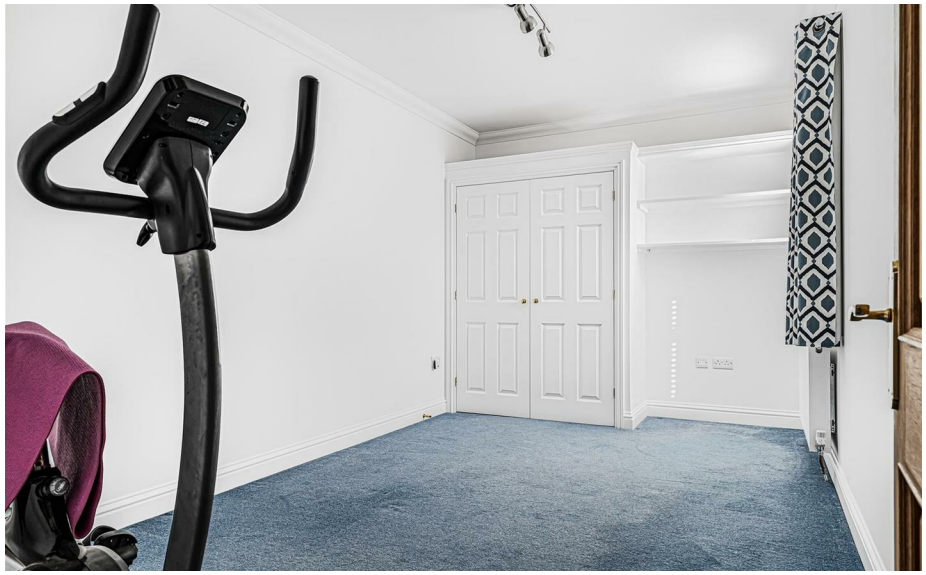






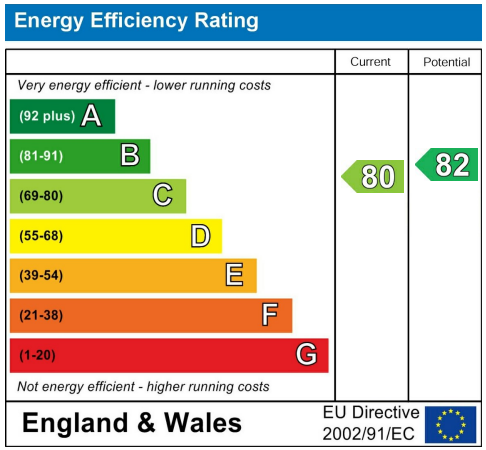








CHEFFINS











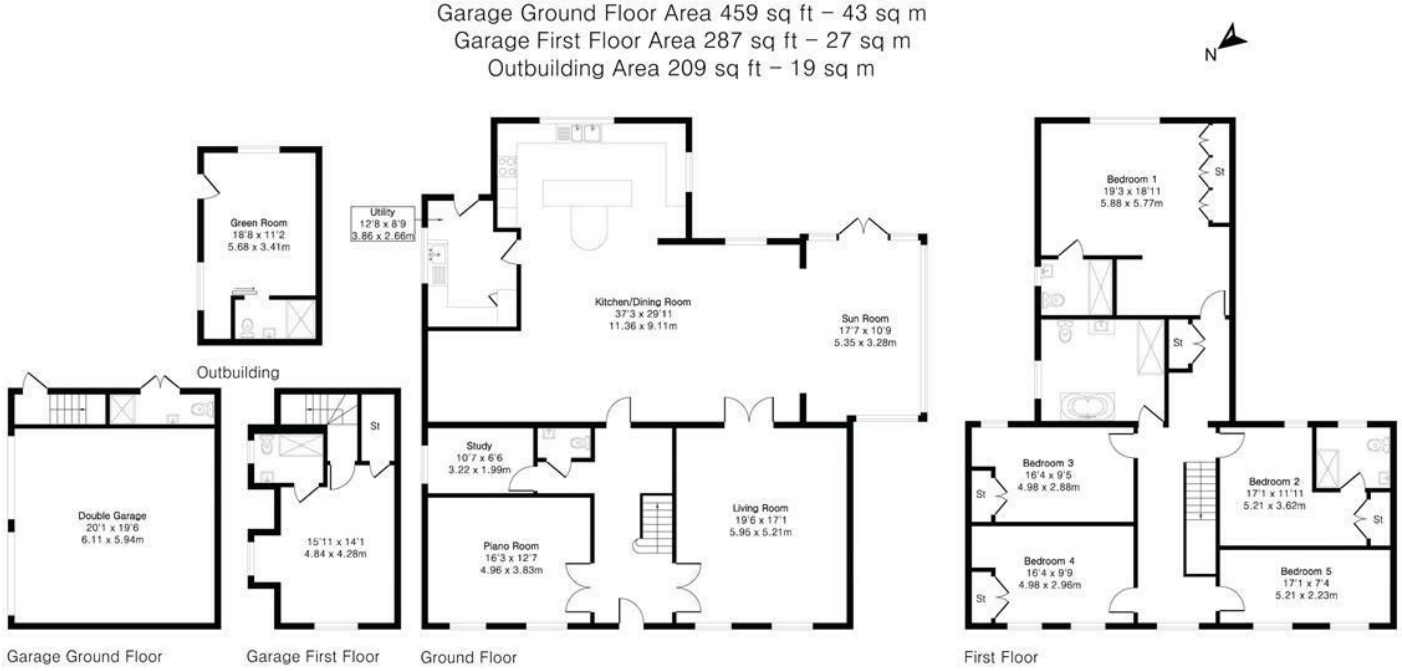
Guide Price £1,400,000
Tenure - Freehold
Council Tax Band - G
Local Authority - South Cambridgeshire District Council

CHEFFINS



CHEFFINS

Approximate Gross Internal Area 3383 sq ft - 314 sq m
(Excluding Garage & Outbuilding)
Ground Floor Area 1985 sq ft – 184 sq m
First Floor Area 1398 sq ft – 130 sq m
Garage Ground Floor Area 459 sq ft – 43 sq m
Garage First Floor Area 287 sq ft – 27 sq m
Outbuilding Area 209 sq ft – 19 sq m



PINKPLAN

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



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

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.

CHEFFINS