



High Street, Harston, CB22 7QD

CHEFFINS

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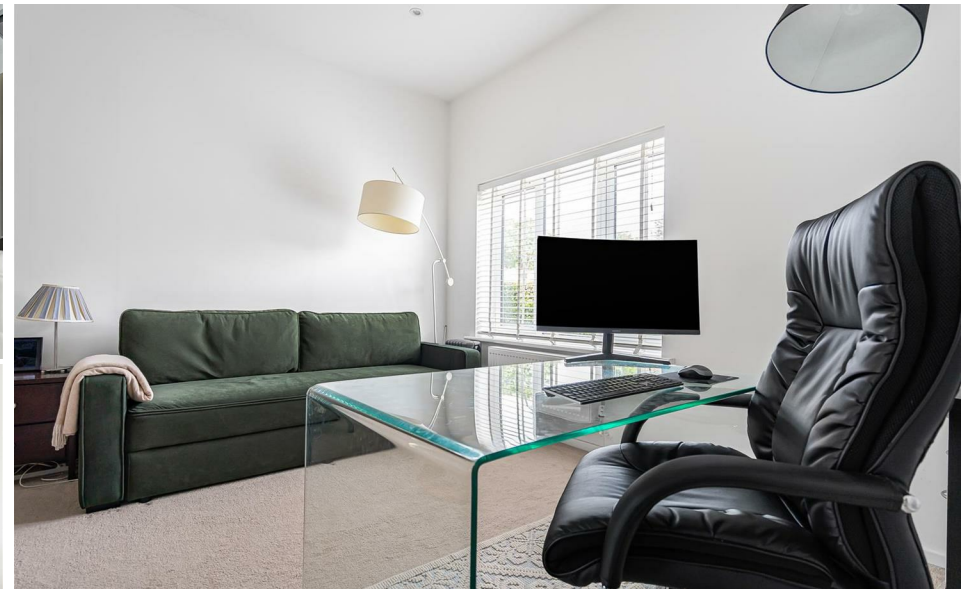
An immaculately presented and spacious detached family home with a most impressive open plan kitchen, dining, living room sitting comfortably within its own delightful established grounds in all extending to about 0.25 of an acre with useful garage/studio occupying a non estate location within this favoured well served South Cambridgeshire village just a couple of miles from the city.

The property is very energy efficient and has an A rated EPC potentially making it eligible for green mortgages.

5 3 1

Guide Price £1,100,000





LOCATION

High Street enjoys a central position within the sought-after village of Harston, offering an attractive balance of rural charm and everyday convenience. The village provides a range of local amenities within the village including 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. Excellent transport links include regular bus services, easy access to the M11 (Junction 11) and the A10, making the area ideal for commuters. Nearby Foxton railway station offers direct services to Cambridge and London King's Cross, while the surrounding countryside provides an abundance of scenic walking and cycling routes.

PANELLED ENTRANCE DOOR

brushed stainless bar handle, leading into:

ENTRANCE HALL

ceiling with inset downlighters, reclaimed timber to wall, open through to:

OPEN PLAN LIVING ROOM

Spacious, open plan room with tall ceilings with a range of inset downlighters, staircase rising to the first floor with natural timber treads and newel post with glazed balustrades and an understairs storage cupboard, double panelled radiator, double glazed windows to the front and twin double glazed doors to the side. Open through to:

KITCHEN/BREAKFAST ROOM

Kitchen is fitted with a generous range of storage cupboards to base and eye level, slate working surfaces with matching upstands, inset single drainer sink unit with splashbacks and mixer tap, central island with breakfast bar, storage drawers, 4 ring hob with extractor hood above, fitted electric fan oven and microwave combination oven, fitted and concealed fridge/freezer, tiled floor, ceiling with inset downlighters, double glazed bi-fold doors leading to outside, a pair of double glazed doors to the rear and double glazed window to the side, architectural radiator, twin glazed doors leading to:

INNER HALLWAY

with inset downlighters.

BEDROOM

tall ceilings, inset downlighters, double panelled radiator, fitted wardrobe cupboards, double glazed window to the side.

BEDROOM

ceiling with inset downlighters, fitted wardrobe cupboard, double panelled radiator, double glazed windows to the side and rear.

BATHROOM

with three piece suite comprising panelled shower bath with

mixer/shower tap, curved glazed shower screen, wash hand basin with mixer tap, storage cupboards below, low level dual flush w.c., part tiling to walls, heated towel rail/radiator, tiled floor, ceiling with inset downlighters, extractor fan.

ON THE FIRST FLOOR**LANDING**

access to eaves storage, access to loft space, ceiling with inset downlighters and a pair of double glazed Velux windows.

BEDROOM 1

high part vaulted ceiling with inset downlighters, double glazed window to the rear and double glazed Velux rooflights, fitted Cedar panelling, abundance of bespoke Hammond eaves storage.

ENSUITE BATHROOM

with white three piece suite comprising shower bath, mixer tap, separate shower above, low level dual flush w.c., wash hand basin with mixer tap and storage drawers below, heated towel rail/radiator, eaves storage cupboard, double glazed Velux rooflight, inset downlighters, extractor fan.

BEDROOM 2

part vaulted ceiling with inset downlighters, eaves storage cupboards, double glazed Velux rooflights, double glazed window to the front and radiator.

JACK AND JILL SHOWER ROOM

tiled shower cubicle, glazed door, thermostatic shower, low level dual flush w.c., wash hand basin with mixer tap, tiling to splashbacks, storage cupboard below, eaves storage cupboards, further storage cupboard, double glazed Velux rooflight, heated towel rail/radiator.

BEDROOM 3

radiator, eaves storage cupboard, ceiling with downlighters, and double glazed Velux rooflight.

OUTSIDE

The property sits within its own delightful established plot with deep front garden, gravelled driveway, hardstanding and turning area. Front garden is principally laid to lawn with mature trees and shrubs. DETACHED GARAGE/STUDIO roller door to the front (to be installed), double glazed window to the front, plastered ceiling with inset downlighters, power and light connected, double glazed windows to the front and side. Staircase rising to OFFICE/HOBBIES ROOM reclaimed panelling to two walls, pitched ceiling with inset downlighters, double glazed Velux rooflight, power and light.

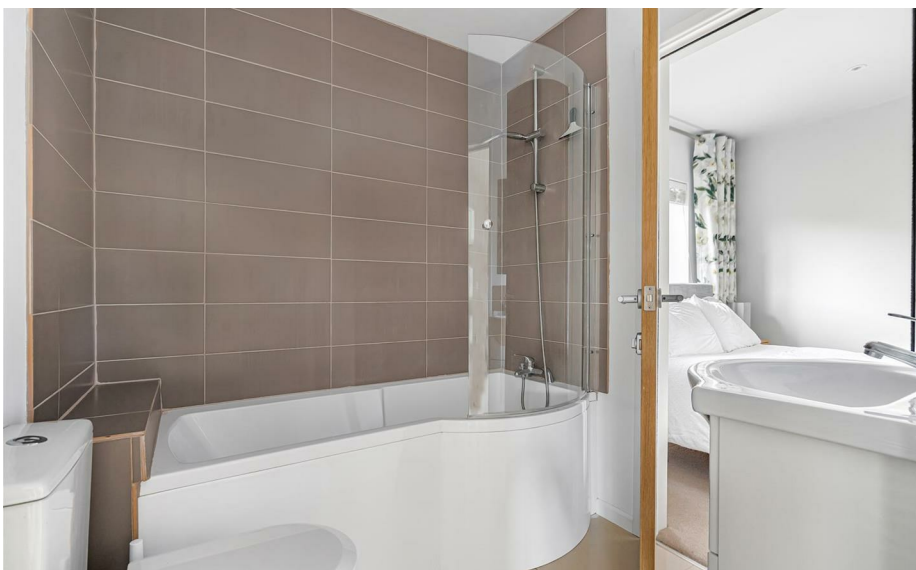
Garden to the side which is principally paved with raised patio area, raised beds, outside tap and lighting.

Rear garden laid to lawn, enclosed by fencing with garden store and lean-to store, mature trees, gated access to the side.

AGENT'S NOTE

The property benefits from a 10kW photovoltaic (PV) solar panel system, complemented by 7.5kWh of battery storage, providing enhanced energy efficiency and reduced running costs.

In addition, planning permission has been granted for the conversion of the detached studio/garage into additional self-contained living accommodation, offering excellent potential for multi-generational living, guest accommodation, or a home office, subject to the approved plans. Architect plans available in support of the granted planning permission.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	97
(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 	

Guide Price £1,100,000
 Tenure – Freehold
 Council Tax Band – G
 Local Authority – South Cambridgeshire District Council





**Approximate Gross Internal Area 2058 sq ft - 191 sq m
(Excluding Garage)**

Ground Floor Area 1231 sq ft – 114 sq m

First Floor Area 827 sq ft – 77 sq m

Garage Area 586 sq ft – 54 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.

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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>.

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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.


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