



Highsett, Cambridge, CB2 1NZ

CHEFFINS

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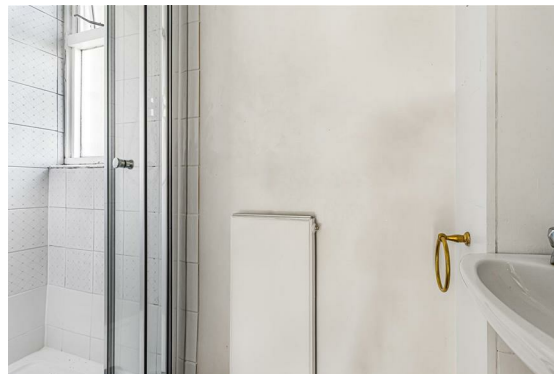
- Three Storey Townhouse
- Three/Four Bedrooms
- Award Winning Development
- Rare South Facing Garden
- En-Bloc Garage
- Chain Free

A rare opportunity to purchase a three storey townhouse, located within this award-winning, central city, 1960s development with attractive communal grounds, parking and garage.

3 2 2

Guide Price £775,000





LOCATION

Highsett is a discreet and highly regarded estate, tucked away between Hills Road, Lyndewode Road and Tenison Avenue, in one of Cambridge's prime residential locations. Set within attractively landscaped and carefully planned communal grounds, the development enjoys an enviable balance of privacy and convenience, being only a short walk from Cambridge railway station, Botanical Gardens and less than a mile from the historic city centre. Constructed in 1964 by the renowned Span Developments as part of Phase 3 of the scheme, the estate comprises 48 houses and 37 flats. The flats themselves are Grade II listed in recognition of their architectural significance, while Phase 3 was awarded the prestigious RIBA Gold Medal in 1966, a testament to the innovative design and enduring quality of the development. Highsett remains a celebrated example of mid-20th century modernist architecture, offering both historical importance and a desirable setting for contemporary living.

ENTRANCE HALL

Panel-glazed entrance door leading through into initial entrance hall with engineered oak flooring, radiator, panel-glazed door with adjoining glazed side panels leading through into:

INNER ENTRANCE HALL

Continuation of engineered oak flooring, stairs rising to first-floor accommodation, understairs storage cupboard, further built-in storage cupboards fitted with shelving and panel-glazed door with picture light above leading through into:

OPEN-PLAN LIVING/DINING ROOM

A bright and well-proportioned reception space enjoying a continuation of the engineered oak flooring from the entrance hall, featuring a range of full-height fitted bookcases and shelving, further understairs storage cupboard, radiators, full-height double-glazed sliding doors leading out onto the rear garden and enjoying the favourable southerly aspect, additional double-glazed door leading onto the garden and opening through into:

KITCHEN

Comprising a collection of both wall and base-mounted storage cupboards and drawers with stone-effect work surfaces, inset stainless steel sink with hot and cold mixer tap and drainer to side, integrated Bosch four-ring electric hob with integrated Bosch oven below, space and plumbing for washer/dryer, space for fridge freezer, tiled flooring, radiator, inset LED downlighters and double-glazed window to front aspect.

CLOAKROOM

Comprising a two-piece suite with low-level WC featuring concealed dual flush, hand wash basin with hot and cold tap, decorative tiled splashback, tiled flooring, radiator, wall-mounted lighting and double-glazed window fitted with privacy glass to front aspect.

FIRST FLOOR LANDING

Double-glazed window to side aspect, radiator, stairs rising to second-floor accommodation and doors leading through into respective rooms.

SITTING ROOM

A spacious additional reception room with radiator, feature full-height double-glazed window to side aspect and further double-glazed windows to the rear aspect overlooking the garden and enjoying the southerly orientation.

SHOWER ROOM

Comprising a two-piece suite with shower cubicle featuring wall-mounted

electric shower, glass shower screen and tiled surround, hand wash basin with separate hot and cold taps, tiled splashback, radiator, wall-mounted lighting and double-glazed privacy window to front aspect.

BEDROOM THREE

Radiator and double-glazed windows to both front and side aspects, with the front aspect overlooking the attractive communal grounds.

SECOND FLOOR LANDING

Built-in storage cupboards, one housing the hot water cylinder, fitted timber shelving, overstairs storage cupboard with additional fitted shelving and doors leading through into respective rooms.

BEDROOM TWO

Vaulted ceilings, radiator and double-glazed windows to both side and rear aspects.

FAMILY BATHROOM

Comprising a three-piece suite with panel bath and separate hot and cold taps, low-level WC, hand wash basin with hot and cold mixer tap, tiled surround, vanity storage beneath the basin, loft access, shaving point, radiator and double-glazed privacy window to front aspect.

PRINCIPAL BEDROOM SUITE

The principal bedroom area benefits from vaulted ceilings, radiator and double-glazed sash windows to front aspect, opening through into:

DRESSING AREA

Formerly bedroom four and now offering an excellent dressing space with a range of full-height built-in wardrobes fitted with hanging rails and shelving, radiator, wall-mounted lighting and double-glazed window overlooking the rear garden.

OUTSIDE

The property is approached off High Street via a paved pathway leading to the front entrance door. This attractive terrace of homes is enclosed by a brick wall and mature beech hedging, surrounding well-maintained communal gardens to the front. To the rear, the property enjoys a private and low-maintenance garden, principally paved and bordered by well-stocked raised beds and a central planted area filled with mature flowering plants and established trees. There is a useful brick-built store ideal for bikes and bins, with the garden enclosed by a combination of brick walling and timber fencing. A painted timber gate provides access to the wider development, whilst the garden's southerly aspect makes it an excellent space to relax and entertain.

AGENTS NOTE

The property is FREEHOLD and the estate is managed by Saint Andrews Bureau. Highsett house-owners each own a share in the Highsett House Residents Society Ltd. The residents elect a committee from their own number, which oversees the day-to-day running of the estate. The communal maintenance fee (at present £500/quarter) covers: management fee for SAB, maintenance of trees and gardens, cleaning of windows, roofs and gutters, outside works on the communal areas including exterior painting of woodwork on houses and garages at regular intervals. Arrangements are reviewed yearly at the AGM. The garage is LEASEHOLD, for further information, please see link: <http://highsett.co.uk/>





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(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 £775,000

Tenure - Freehold

Council Tax Band - E

Local Authority - Cambridge City Council

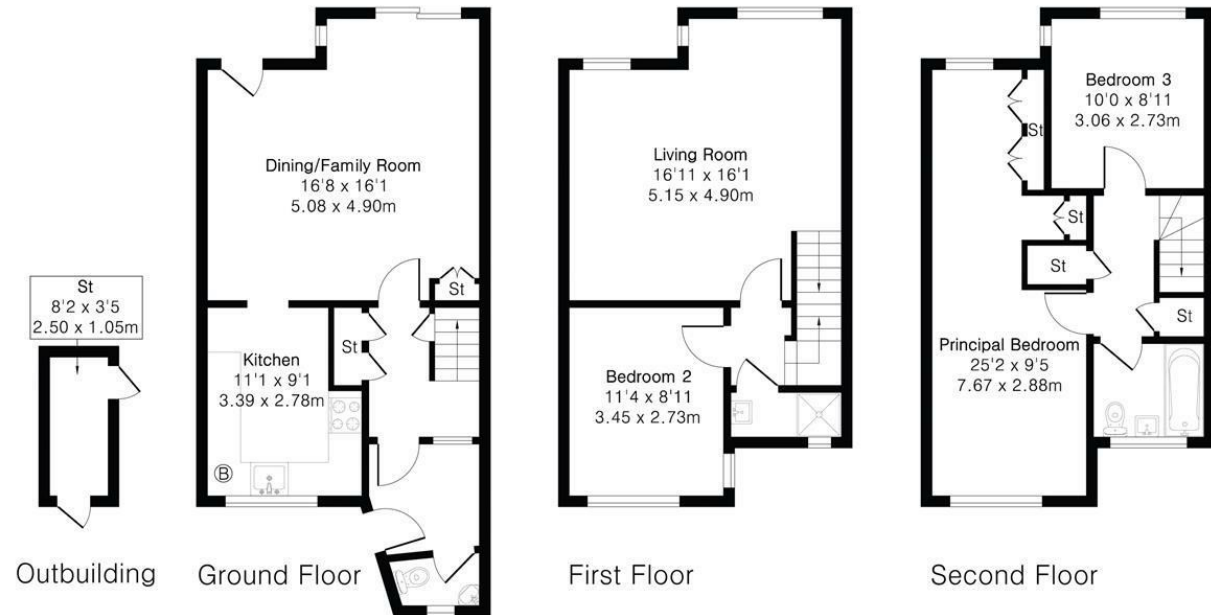
Approximate Gross Internal Area 1284 sq ft - 120 sq m (Excluding Outbuilding)

Ground Floor Area 468 sq ft - 44 sq m

First Floor Area 408 sq ft - 38 sq m

Second Floor Area 408 sq ft - 38 sq m

Outbuilding Area 28 sq ft - 3 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>.

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.



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