



School Lane, Haslingfield, CB23 1JL

CHEFFINS

School Lane

Haslingfield,
CB23 1JL

A rare opportunity to acquire this exceptional period-style barn, centrally located in the heart of the village. Thoughtfully designed and sympathetically constructed using materials from a 17th Century French barn, this impressive five-bedroom family home offers versatile and generously proportioned accommodation arranged over two floors. The property boasts a wealth of fine architectural features, including exposed timbers and vaulted ceilings, all set within extensive private grounds of approximately 2.42 acres. Nestled along a quiet private lane, the home also benefits from a charming Grade II listed carport/workshop, adding both character and functionality to this unique offering.

5 4 2

Guide Price £1,500,000





LOCATION

School Lane is situated in the heart of the popular and well-regarded village of Haslingfield, approximately 6 miles south-west of Cambridge. The village offers a strong sense of community and a good range of local amenities, including a village shop, post office, highly regarded primary school, church, and a popular and well-reviewed Indian restaurant as well as cafe that serves both residents and visitors alike. The surrounding countryside offers beautiful walks and cycle routes, making the area ideal for those who enjoy outdoor pursuits. The village is particularly favoured by families and professionals due to its proximity to Cambridge and convenient transport links, with nearby mainline stations at Foxton and Shepreth offering regular services to Cambridge and London. School Lane itself is a quiet and established residential road, just a short walk from the village centre, offering a peaceful setting within easy reach of all the local amenities.

SEALED GLAZED FRONT DOOR

With a collection of full height sealed glazed windows either side, leading into:

ENTRANCE LOBBY

With tiled flooring, exposed brick wall, traditional door bell, inset downlighters and glazed timber doors leading through into:

ENTRANCE/DINING HALL

With high vaulted ceilings, a wealth of exposed timber beams, exposed brick fireplace and chimney breast, tiled hearth (currently not in use). Adjacent to this is a timber door concealing a wine cellar, stairs rising to first floor accommodation as well as SITTING ROOM. There is an exposed brick base with exposed timber beams leading to SIDE HALL. A set of double timber doors leading through into:

KITCHEN/BREAKFAST ROOM

approached via twin doors from Dining Hall, kitchen is fitted with a generous range of storage cupboards and drawers to base and eye level with feature island with additional cupboards and drawers, fitted appliances including Miele double oven, 4 ring gas hob with extractor fan above, ceiling with inset downlighters and air conditioning vents, access to loft space, radiators, double glazed windows to three aspects incorporating double glazed doors to side and rear with shutters to rear.

SITTING ROOM

With high vaulted ceilings, a wealth of exposed timber beams, exposed brick fireplace and chimney breast with tiled hearth, wooden mantle beam, wood-burning stove, display shelf adjacent. There is a ceiling fan, multiple beam mounted up-lighters, a collection of double glazed windows and doors providing views and access out onto patio and garden.

SIDE HALL

with double glazed window to the side and airing cupboard with slatted shelving, Megaflo hot water tank.

CLOAKROOM

with two piece suite comprising low level w.c., pedestal wash hand basin, radiator, extractor fan, lighting.

LAUNDRY ROOM

with plumbing and space for automatic washing machine and shelf for tumble dryer with storage cupboard, door leading to:

SHOWER ROOM

with walk-in tiled shower cubicle with glazed door, wall mounted controls, wash hand basin with mixer tap, low level dual flush w.c., storage cupboards, tiled floor, radiator, double glazed windows and door to the rear leading out to the garden.

FAMILY ROOM/SNUG

with double glazed window to the rear, radiator.

BEDROOM 2

radiator, pair of double glazed windows to the side.

ENSUITE BATHROOM

fitted with three piece suite comprising panelled bath with mixer tap and shower unit above, low level w.c., pedestal wash hand basin with mixer tap and tiling to splashbacks, radiator, extractor fan, double glazed and frosted window.

BEDROOM 3

radiator, double glazed window to the front.

ON THE FIRST FLOOR**GALLERIED LANDING**

with views over Dining Hall, double panelled radiator, three remote controlled double glazed Velux rooflights.

BEDROOM 1

range of fitted wardrobe cupboards, air conditioning vents, radiators, double glazed windows to the front and side.

ENSUITE SHOWER ROOM

white three piece suite comprising walk-in shower, wall mounted shower controls, glazed shower screen, wash hand basin with mixer tap and storage drawers below, dual flush w.c., marble tiled floor and part walls, heated towel rail/radiator, storage cupboard, extractor fan, ceiling with inset lighting, double glazed and frosted rooflight.

BEDROOM 4

with radiator, fitted wardrobe cupboards, double glazed window to the rear.

BEDROOM 5

(currently used as study), with fitted desks, radiator, and a pair of double glazed Velux rooflights.

SHOWER ROOM

three piece suite comprising tiled shower cubicle with glazed bi-fold door, shower unit, double glazed Velux rooflight, wash hand basin with mixer tap, low level w.c., radiator, extractor fan, ceiling with inset downlighters.

OUTSIDE

Gravelled driveway from School Lane shared with one neighbour with a pair of 5-bar gates opening to private gravelled parking area with a Grade II listed weatherboarded Barn with pantile roof, a pair of open bays. WORKSHOP/STORE with power, light and water connected and adjoining tool store with power and light.

The grounds in all extend to about 2.42 acres with gated access to either side and to the left hand side a gravelled and paved pathway leading to the rear garden with feature paved terrace with natural redbrick walling with adjoining flowering and shrub borders leading to garden principally laid to lawn with further well stocked flowering and shrub beds, storage shed, tiled roof with painted elevations, timber entrance door, greenhouse, mature trees and to the rear and side adjoining meadow which is mature hedgerow and trees principally grass and with fruit trees.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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 £1,500,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - South Cambridgeshire District Council

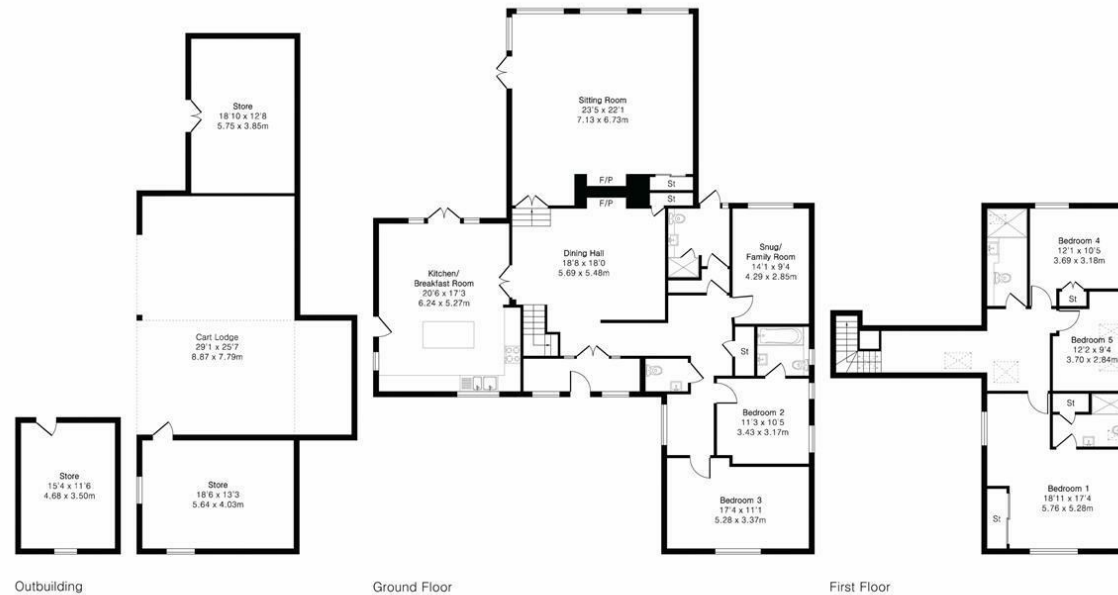


**Approximate Gross Internal Area 2813 sq ft - 261 sq m
(Excluding Outbuilding)**

Ground Floor Area 1996 sq ft – 185 sq m

First Floor Area 817 sq ft – 76 sq m

Outbuilding Area 659 sq ft – 61 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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