



Butler Way, Haslingfield, CB23 1JG

**CHEFFINS**

## Butler Way

Haslingfield,  
CB23 1JG

An impressive and extensively improved five-bedroom detached family residence, offering exceptionally well-proportioned and versatile accommodation, finished to a high standard throughout and complemented by a beautifully landscaped and private rear garden, positioned within a highly regarded residential setting.

5 3 3

**Guide Price £925,000**





## LOCATION

Butler Way is situated within Haslingfield, a picturesque village that offers a tranquil countryside lifestyle while maintaining convenient access to Cambridge and the surrounding areas. Haslingfield is known for its charming rural atmosphere, with beautiful open fields, footpaths, and scenic views, making it an ideal location for those who enjoy outdoor activities. The village itself is well-equipped with essential amenities, including a local convenience store, post office and Haslingfield Endowed Primary School, which is well-regarded, serves local families and is within easy reach for residents of Butler Way. For those commuting, Butler Way offers excellent access to Cambridge, which is approximately six miles away. The nearby M11 motorway provides a direct route to London and London Stansted Airport, while regular bus services connect Haslingfield with Cambridge city centre and surrounding villages. Foxtan railway station, just a short drive away, offers direct services to London King's Cross, making it a convenient option for commuters.

**STORM PORCH**

with paved steps rising to a panel glazed entrance door with adjoining double glazed window, leading into:

**ENTRANCE HALL**

A welcoming space with stairs rising to first floor accommodation with understairs storage cupboard, stone tiled flooring, inset LED downlighters, radiator, and doors leading into respective rooms.

**CLOAKROOM**

Comprising a two-piece suite with low-level WC with concealed dual flush, hand wash basin with tiled splashback, continuation of tiled flooring, inset LED downlighters, radiator, and double glazed privacy window to front aspect.

**STUDY**

With radiator and double glazed window to front aspect.

**DINING ROOM**

With engineered oak flooring, radiator, double glazed window to front aspect, and opening through into:

**SITTING ROOM**

A beautifully presented reception space with continuation of engineered oak flooring, central wood-burning stove set within a painted brick chimney breast with timber mantel and tiled hearth, radiators, and crittall-style double glazed French doors leading out onto the garden.

**KITCHEN/BREAKFAST ROOM**

Undoubtedly the heart of the home, this impressive open-plan space is fitted with a comprehensive range of bespoke traditional-style wall and base mounted cupboards and drawers with soft-close features, complemented by composite marble-effect work surfaces. Features include an inset porcelain butler sink with mixer tap, integrated Neff ovens, Bora induction hob with central extractor, integrated and concealed dishwasher, and twin integrated fridge freezers.

Further benefits include a full-height pantry cupboard, appliance cupboard, and a central island with additional storage and pull-out bin, with extended work surface forming a generous breakfast bar. The space is finished with continuation of tiled flooring, full-height radiator, wall-mounted lighting and inset LED downlighters, extractor fan, and an almost full-width range of crittall-style double glazed bi-folding doors opening onto the rear garden.

**FAMILY ROOM**

With engineered oak flooring, a range of built-in cupboards and shelving, radiator, double glazed windows to front and side aspects, and door leading into:

**UTILITY ROOM**

Fitted with a range of wall and base units with timber work surfaces and inset porcelain sink with mixer tap and drainer, space and plumbing for washing machine and dryer, and a full-height cupboard housing the wall-mounted Vaillant gas-fired boiler and pressurised hot water cylinder. Tiled flooring, radiator, inset LED downlighters, and panel glazed door providing access to the garden.

**FIRST FLOOR LANDING**

With loft access via drop-down ladder, radiator, Velux skylight to front aspect, and doors leading into:

**PRINCIPAL BEDROOM SUITE**

With wood-effect flooring, part-vaulted ceilings, inset LED downlighters, radiator, double glazed window to front aspect, and a range of built-in wardrobes with railings and shelving. Door leading into:

**EN SUITE SHOWER ROOM**

Comprising a three-piece suite with shower cubicle with wall-mounted shower and glazed enclosure, low-level WC with concealed dual flush, hand wash basin with mixer tap and vanity storage, additional wall-mounted cupboards, tiled flooring, radiator, inset LED downlighters, and double glazed privacy window to side aspect.

**BEDROOM 2**

With part-vaulted ceilings, full-height range of built-in wardrobes, radiator, double glazed dormer window to front aspect, loft access, and door leading into:

**EN SUITE BATHROOM**

Comprising a three-piece suite with panelled bath with shower over, glazed shower screen and tiled surround, low-level WC with concealed dual flush, hand wash basin with mixer tap, heated towel rail, tiled flooring, inset LED downlighters, extractor fan, and Velux skylight to rear aspect.

**BEDROOM 3**

With part-vaulted ceilings, built-in wardrobes, fitted vanity desk and shelving, radiator, inset LED downlighters, and double glazed dormer window to front aspect.

**BEDROOM 4**

With part-vaulted ceilings, inset LED downlighters, radiator, and Velux skylights with fitted blinds to rear aspect.

**BEDROOM 5**

With part-vaulted ceilings, built-in wardrobes, radiator, and Velux skylight with fitted blinds to rear aspect.

**FAMILY BATHROOM**

Comprising a three-piece suite with panelled bath with mixer tap, wall mounted shower above and tiled surround, low-level WC with concealed dual flush, hand wash basin with mixer tap, decorative wall panelling, radiator, storage cupboard, wall-mounted mirror with lighting, inset LED downlighters, extractor fan, tiled-effect flooring, and Velux skylights to rear aspect.

**OUTSIDE**

To the rear of the property is an exceptionally private and thoughtfully landscaped garden, principally laid to lawn with a large paved patio area immediately adjoining the kitchen, creating a seamless transition via the bi-folding doors and providing an ideal space for both relaxing and entertaining.

A small step, enclosed by timber sleepers, leads up to the main lawn area, which incorporates a hardstanding area suitable for a Wendy house or storage shed, along with a further section laid to bark—ideal for additional seating or children's play equipment.

The garden is bordered by raised, well-stocked beds featuring a variety of mature shrubs and flowering plants, providing both colour and privacy.

To either side of the property, paved pathways extend around the house, with one side offering a particularly wide, predominantly paved area—ideal for an outdoor kitchen or entertaining space—benefitting from an external power point, timber storage shed, and gated access to the front.

To the front, the property is approached via Butler Way over a dropped kerb leading onto a gravelled driveway providing parking for multiple vehicles. This area is bordered by hornbeam hedging and natural woven fencing, with a paved hardstanding area for bin and bicycle storage.

Positioned to the right-hand side of the entrance is a private and secluded vegetable garden, with raised beds, composting area, and mature beech hedging to the front boundary.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 76                      | 79        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



Guide Price £925,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - South Cambridgeshire District Council



**Approximate Gross Internal Area 2016 sq ft - 188 sq m**

Ground Floor Area 1008 sq ft – 94 sq m

First Floor Area 1008 sq ft – 94 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.



[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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