



Ashmead Drive, Hardwick, CB23 7XT

**CHEFFINS**

## Ashmead Drive

Hardwick,  
CB23 7XT

A most impressive and substantial, modern, detached residence with versatile accommodation, extending to about 2,062 sq feet, and incorporating open plan kitchen/dining room, as well as three further reception rooms, four double bedrooms, study/bedroom five, as well as ensuite and family bathroom. The property occupies a most attractive position on the end of a no-through-road with generous landscaped gardens, enjoying views over the adjoining countryside, a pair of driveways and useful double garage/workshop located within this well-served village, just a few miles west of the city.

5 2 3

**Guide Price £750,000**





## LOCATION

The village of Hardwick is located just 7 miles west of the city of Cambridge and enjoys a thriving community spirit and a range of useful amenities including a village store and post office as well as a pub/restaurant. Near to the property there is also an independent gym and hair and beauty studio. The village is in catchment for Comberton Village college and benefits from easy access to Cambridge and London via road and rail.

## PANELLED ENTRANCE DOOR

with frosted and leaded double glass pane leading into:

## ENTRANCE PORCH

ceiling with inset downlighters, fitted seating with shoe rack below, coat hooks, tiled floor, double glazed window, panelled and frosted double glazed door through to:

## RECEPTION HALLWAY

with staircase rising to the first floor with return landing, painted newel post and spindles and shelved understairs storage cupboard, coved ceiling, radiator, wall lights, coats cupboard with hanging rail.

## CLOAKROOM

fitted with two piece suite comprising low level w.c., wash hand basin with mixer tap, storage cupboard, coved ceiling, double glazed and frosted window.

## SITTING ROOM

with coved ceiling, feature fireplace with log burner, slate tiled hearth, radiator, double glazed windows to the front and rear.

## OPEN PLAN KITCHEN/DINING ROOM

Kitchen is fitted with a generous range of storage cupboards and drawers to base and eye level with stone working surfaces with inset one and a half bowl single drainer sink unit with mixer tap and waste disposal, fitted Smeg electric double oven with Smeg 5 ring gas hob with glass and stainless extractor fan above, breakfast bar, plumbing and space for American style fridge/freezer, plumbing and space for automatic washing machine and separate tumble dryer, additional single drainer sink unit with mixer tap in utility corner, coved ceiling, radiators, access to understairs storage

cupboard, frosted and double glazed door to the rear overlooking garden, double glazed window to the side, sliding double glazed doors leading through to:

## GARDEN ROOM

pitched double glazed roof, laminated, tinted double glazed windows to three sides and a pair of double glazed doors leading out to the garden, radiator, tiled floor.

## FAMILY ROOM

with coved ceiling, radiator, double glazed window.

## ON THE FIRST FLOOR

## LANDING

with access to loft space, coved ceiling, storage cupboard with slatted shelving and hanging rail, double glazed window.

## BEDROOM 1

coved ceiling, range of fitted wardrobe cupboards, a pair of radiators, double glazed windows to two aspects.

## ENSUITE SHOWER ROOM

fitted with white three piece suite comprising tiled shower, glazed sliding doors, low level dual flush w.c., wash hand basin with mixer tap, range of storage cupboards, heated towel rail/radiator, tiled walls, coved ceiling with inset downlighters, double glazed and frosted window.

## BEDROOM 2

with coved ceiling, radiator, fitted double wardrobe cupboard, double glazed windows to the rear.

## BEDROOM 3

coved ceiling, range of fitted wardrobe

cupboards and drawers, radiator, double glazed window to the rear.

## BEDROOM 4

coved ceiling, radiator, wardrobes and drawers, double glazed window.

## BEDROOM 5

currently used as a study, range of fitted furniture including desks, shelving, storage cupboards and drawers, radiator, double glazed window to the rear.

## FAMILY BATHROOM

fitted with white three piece suite comprising panelled shower bath with mixer tap and separate shower above, wash hand basin with mixer tap, low level dual flush w.c., range of fitted cupboards, heated towel rail/radiator, tiled walls, coved ceiling with inset downlighters, double glazed and frosted window to the rear.

## OUTSIDE

The property is located at the end of this cul-de-sac with a large block paved driveway and additional block paved driveway leading to the DETACHED DOUBLE GARAGE with remote control up and over door, garage is plastered with finished floor and loft storage space and ceiling with inset downlighters, workshop/store to the rear with double glazed window and panelled and double glazed door leading out to the garden.

The gardens extend to the side and rear and are principally laid to lawn with a large and shaped paved patio area, productive vegetable garden with raised beds and small ornamental pond. Timber deck area with balustrade, fruit trees, enjoying an open aspect to the rear with picket fence over the adjoining farmland.





| 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>                            | 71                         | 81                                                                                |
| (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<br>2002/91/EC |  |

Guide Price £750,000

Tenure – Freehold

Council Tax Band – E

Local Authority – South Cambridgeshire



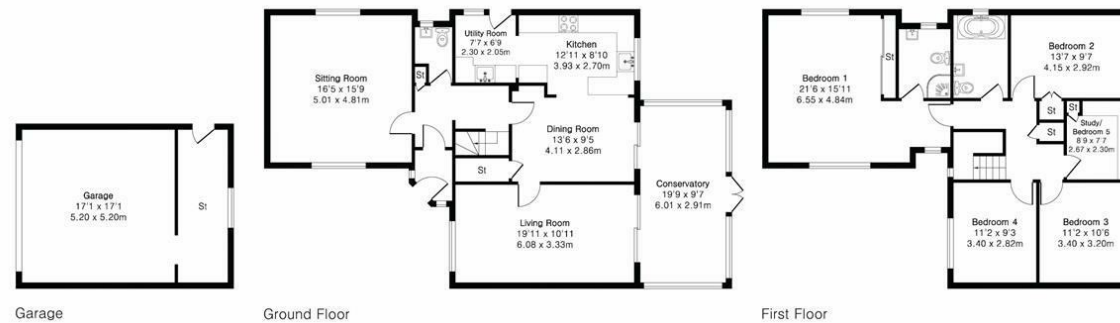


**Approximate Gross Internal Area 2062 sq ft - 191 sq m  
(Excluding Garage)**

Ground Floor Area 1146 sq ft - 106 sq m

First Floor Area 916 sq ft - 85 sq m

Garage Area 392 sq ft - 36 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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