



The Limes, Harston, CB22 7QT

CHEFFINS

The Limes

Harston,
CB22 7QT

- Modern Detached House
- Kitchen/Breakfast Room
- Living Room and Dining Room
- 4 Bedrooms
- Garage and Gardens

A four bedroom detached property extending to approximately 991sqft and arranged over two floors. The property further benefits from a garage and off-road parking for multiple vehicles and occupies a quiet cul-de-sac location backing onto paddocks behind.

4 1 2

Guide Price £425,000





LOCATION

Harston is a charming, sought-after village in South Cambridgeshire blending peaceful rural life with excellent connectivity. Just 5-6 miles south of Cambridge city centre (10-15 minutes by car), it offers quick access via the A10, nearby M11 (J11), and A14 and regular bus services to Cambridge city centre and station (around 20-25 minutes), plus cycle-friendly paths. The village features a primary school, pubs, village hall, local shops, café, and park.



UPVC FRONT ENTRANCE DOOR

into:

ENTRANCE HALL

with inset doormat, downlighter, hanging rail with coat hooks, access into;

CLOAKROOM

with tile effect laminate flooring, low level w.c., wash hand basin, radiator, downlight, extractor fan, upvc double glazed frosted window overlooking front of the property.

SITTING ROOM

carpeted, understairs storage cupboard, upvc double glazed window overlooking front of the property, downlight, radiator, gas fire with timber mantelpiece and stone hearth.

DINING ROOM

carpeted, radiator, downlight, upvc double glazed windows overlooking rear garden, upvc double glazed door out onto rear garden.

KITCHEN/BREAKFAST ROOM

with tile effect laminate flooring, range of wall and floor units with laminate timber effect worktop, integrated Candy oven and 4 ring electric hob with extractor fan, integrated fridge and freezer, integrated Bosch dishwasher, stainless steel one and a half sink and drainer, part tiled walls, downlight.

Breakfast room with a continuation of laminate tile effect flooring, Velux window and upvc double glazed window and upvc double glazed door out onto rear garden, radiator, spotlights.

ON THE FIRST FLOOR

LANDING

carpeted, airing cupboard, upvc double glazed window, access into loft, downlight, access into various rooms.

PRINCIPAL BEDROOM

carpeted, upvc double glazed windows overlooking front of the property, radiator downlight.

BEDROOM 2

carpeted, radiator, downlight, upvc double glazed window overlooking the rear of the property and paddocks beyond.

BEDROOM 3

carpeted, radiator, upvc double glazed window overlooking front of the property, downlight.

BEDROOM 4

laminate wood effect flooring, radiator, downlight, upvc double glazed windows overlooking rear of the property and paddocks beyond.

BATHROOM

laminate flooring, tiled walls, three piece suite

comprising bath with shower over, wash hand basin and low level w.c, upvc double glazed window overlooking rear garden and paddock beyond, downlight, radiator.

OUTSIDE

The property is approached via brick paved driveway offering off-road parking for multiple vehicles which then in turn leads to GARAGE with up and over door, concrete floor and power, and side gate into the rear garden. Front garden predominantly laid to lawn with hedging and pathway leading to upvc double glazed front door.

Rear garden with brick paved terrace area perfect for outside seating and alfresco dining. The rear garden is predominantly laid to lawn with borders containing a variety of shrubs and hedging, views over paddocks beyond, outside water tap, door into garage from rear garden.



**Approximate Gross Internal Area 991 sq ft - 92 sq m
(Excluding Garage)**

Ground Floor Area 554 sq ft – 51 sq m

First Floor Area 437 sq ft – 41 sq m

Garage Area 189 sq ft – 18 sq m



Ground Floor

First Floor



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 £425,000

Tenure – Freehold

Council Tax Band – E

Local Authority – South Cambridgeshire District

Council

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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