



The Paddock, Harston, CB22 7PR

CHEFFINS

The Paddock

Harston,
CB22 7PR

- Semi-Detached
- Three Double Bedrooms
- Open Plan Living/Dining Room
- Low Maintenance Rear Garden
- Integral Garage & Drive
- Chain Free

A well proportioned semi-detached residence, would benefit from sympathetic improvement and updating, with a versatile open plan living/dining room as well as benefitting from an integral garage, forming part of this established and secluded development, well positioned in this favourable and well served village of Harston.

3 1 2

Guide Price £425,000





LOCATION

The Paddock in Harston enjoys a peaceful setting within this well-regarded south Cambridgeshire village, offering the perfect balance between rural charm and excellent connectivity. Harston has a strong sense of community and a range of local amenities, including a convenience store, post office, primary school, and traditional village pub. The nearby villages of Hauxton, Newton, and Great Shelford offer additional services, while the city of Cambridge is just a short drive or cycle away for more comprehensive shopping, dining, and cultural experiences. Families are well catered for, with Harston & Newton Community Primary School nearby and access to a number of highly regarded secondary schools in the area, including those in Sawston and Cambridge. There are also plenty of opportunities for outdoor leisure, with scenic countryside walks, cycle routes, and nature reserves all close at hand. Transport links from The Paddock are excellent. The village is conveniently situated just off the A10, providing direct access to Cambridge, Royston, and the M11 for routes to London and Stansted Airport. Foxton and Shelford railway stations are both within easy reach, offering regular services into Cambridge and London King's Cross.

STORM PORCH

covering the panelled glazed entrance door leading through into:

ENTRANCE HALLWAY

with stairs rising to first floor accommodation via split-level staircase, double panelled radiator, panelled glazed doors leading into respective rooms and door leading into:

CLOAKROOM

comprising of a two piece suite with low level w.c. with hand flush, wash hand basin with separate hot and cold taps, tiled splashback, lighting and double glazed window fitted with privacy glass out onto side aspect.

KITCHEN/BREAKFAST ROOM

Kitchen comprising a collection of both wall and base mounted storage cupboards and drawers with a stone effect rolltop work surface with inset stainless steel one and a quarter bowl sink with hot and cold mixer tap, drainer to side with tiled splashback, integrated and concealed dishwasher, space and plumbing for washing machine, space for cooker, tiled splashback, space for fridge/freezer, wall mounted gas fired boiler providing hot water and heating for the property, continuation of work surface provides informal dining setting in the form of a breakfast bar, understairs storage cupboard, radiator, panelled glazed door fitted with privacy glass out onto side aspect, double glazed window overlooking garden.

SITTING ROOM

with coved ceiling, gas fireplace with open brick surround, wooden mantel and tiled hearth, wall mounted

lighting, double panelled radiator, double glazed window to front aspect, panelled glazed concertina sliding doors opening through into:

DINING ROOM

with double glazed windows overlooking garden, set of double glazed sliding doors leading out onto patio.

ON THE FIRST FLOOR

LANDING

loft access, large airing cupboard with fitted timber shelving and hot water tank, double glazed window fitted with privacy glass to side aspect and doors leading into respective rooms.

BEDROOM 1

with built-in wardrobes fitted with railings and shelving, radiator, double glazed window overlooking garden.

BEDROOM 2

with radiator, double glazed window to front aspect.

BEDROOM 3

with radiator, storage cupboard over garage, double glazed windows to both side and front aspect.

SHOWER ROOM

comprising a three piece suite with corner shower cubicle, wall mounted Powershower and accessed via a glazed sliding doors, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, radiator, double glazed windows fitted with privacy glass out onto side and rear aspect.

OUTSIDE

To the front the property is approached off The Paddock via a dropped tarmac kerb leading onto a resin gravelled sett driveway block paving surround, the remainder of the front garden is principally laid to lawn and bordered by both hedging and bedding laid to gravel. GARAGE fitted with power and lighting, consumer units, double glazed window fitted with privacy glass out onto side aspect.

To the rear of the property is a well proportioned garden principally laid to lawn with a paved patio area led directly off the rear part of the property providing a space for outside entertaining and dining, step down leads onto the lawned area which is bordered by well stocked bedding full of mature shrubs and flowering plants, this border extends round and provides cover to a timber storage shed and a further paved patio area in front of the summerhouse which is accessed via glazed panelled doors. The patio then extends round to the door of the shed.

To the side of the property the patio extends round to a pathway leading to a wrought iron gate providing access to the front.



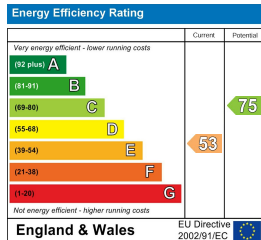
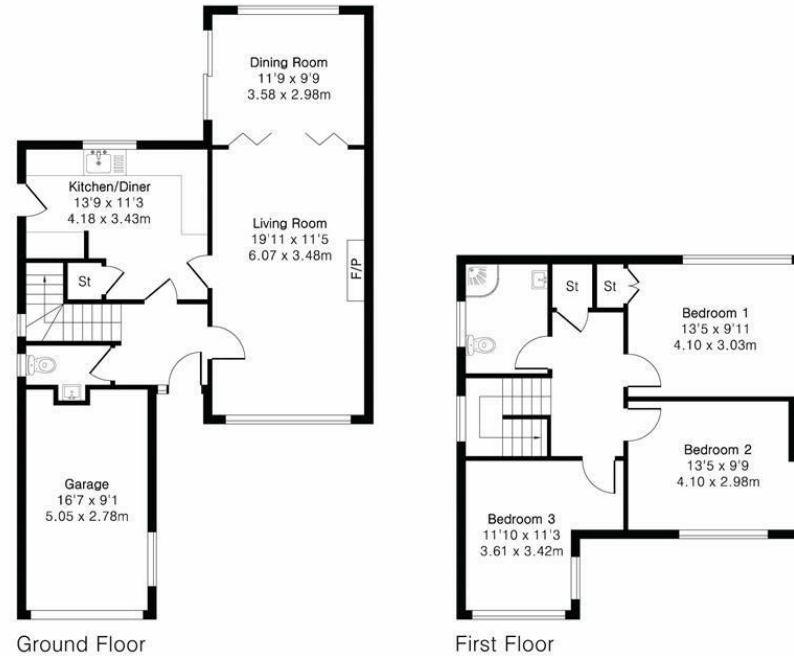


**Approximate Gross Internal Area 1144 sq ft - 106 sq m
(Excluding Garage)**

Ground Floor Area 591 sq ft – 55 sq m

First Floor Area 553 sq ft – 51 sq m

Garage Area 148 sq ft – 14 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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Guide Price £425,000

Tenure – Freehold

Council Tax Band – D

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.