

St. Edmunds Way, Hauxton, CB22 5FP

CHEFFINS

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Hauxton,
CB22 5FP

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Guide Price £875,000

- High Specification Accommodation
- Versatile Living Arranged over Three Floors
- Driveway Parking Leading to the Double Garage
- Constructed In 2016 And Further Improved By The Current Owners
- Highly Sought After Established Residential Development



A most impressive detached residence occupying an enviable position within this highly sought-after development, enjoying attractive leafy surroundings. The high-specification accommodation offers versatile living arranged over three floors, extending to approximately 1,858 sq. ft., and further benefits from a substantial family room, driveway parking and a double garage.










LOCATION

Hauxton is a popular village in South Cambridgeshire, situated approximately four miles south of Cambridge and offering a convenient balance of village living and accessibility to the city. The village benefits from a range of local amenities, with further shopping, schooling and leisure facilities available in the neighbouring villages and Cambridge itself. The area is particularly well placed for access to Addenbrooke's Hospital and the Cambridge Biomedical Campus, while the nearby M11 and A10 provide convenient road connections towards London and the wider region. Railway services are available from nearby Shelford and Foxton, offering connections to Cambridge and London. St Edmund's Way forms part of an established residential development within the village, making it an appealing setting for those seeking a well-connected home within easy reach of both Cambridge and the surrounding countryside

STORM PORCH
covering the panelled glazed entrance door with inset LED downlighter, panelled glazed door leading into:

ENTRANCE HALL
with stairs rising to the first floor accommodation, wood effect flooring, radiator, understairs storage cupboard, panelled doors leading into respective rooms.

SITTING ROOM
with wood effect flooring, double panelled radiator, double glazed window to side aspect with double glazed bay windows to front aspect.

OPEN PLAN KITCHEN/DINING ROOM
Kitchen comprising a collection of both wall and base mounted storage cupboards and drawers with granite work surface, tiled splashback, with inset stainless steel one and a quarter bowl sink with hot and cold mixer tap, drainer to side, integrated 4 ring Smeg gas hob with stainless steel splashback and extractor hood above, integrated Smeg double oven, integrated concealed fridge and freezer, dishwasher, wealth of further storage cupboards and drawers including pantry store, wood effect flooring, inset LED downlighters, double glazed window overlooking garden, opening through to DINING AREA with wood effect flooring, further understairs storage cupboard with fitted shelving, pendant and LED downlighters, double panelled radiator, panelled door providing access into GARAGE as well as UTILITY ROOM and an opening through into:

FAMILY ROOM
with vaulted ceiling, wood effect flooring, double panelled radiator, inset LED downlighters, Velux skylights, double glazed windows to both side aspects and a set of double glazed bi-folding doors leading out onto the garden.

UTILITY ROOM
comprising a collection of base mounted storage cupboards, granite work surface, inset stainless steel sink with hot and cold mixer tap, space and plumbing for washer and dryer, radiator, wood effect flooring, inset LED downlighters, extractor fan, panelled glazed door leading out onto garden, panelled door leading through into:

CLOAKROOM
comprising of a two piece suite with low level w.c., with concealed dual hand flush, wash hand basin with hot and cold mixer tap with tiled splashback, radiator, wood effect flooring, lighting and double glazed window fitted with privacy glass out onto side aspect.

ON THE FIRST FLOOR

LANDING
with stairs rising to second floor accommodation, radiator, panelled doors one including storage cupboard, leading through into respective rooms.

PRINCIPAL BEDROOM SUITE
with full height and full width set of built-in wardrobes fitted with railings and shelving, radiator, double glazed bay window to front aspect, panelled door leading through into:

ENSUITE SHOWER ROOM
comprising of a three piece suite with shower cubicle, tiled surround, wall mounted shower head, access via glazed door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, wall mounted mirror above, shaver point, tiled flooring, heated towel rail, extractor fan, double glazed window fitted with privacy glass out onto front aspect.

BEDROOM 2
with full height set of built-in wardrobes fitted with railings and shelving, radiator, double glazed window to front aspect.

BEDROOM 3
with radiator, lighting, double glazed window overlooking garden.

FAMILY BATHROOM
comprising of a three piece suite with combined shower and bath with wall mounted shower head, hot and cold mixer bath tap with glazed shower partition, tiled surround, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, wall mounted mirror, shaver point, heated towel rail, tiled flooring, extractor fan, double glazed window fitted with privacy glass out onto rear aspect.

BEDROOM 4
with radiator, double glazed window overlooking garden.

ON THE SECOND FLOOR

LANDING
with Velux skylight with fitted blind, cupboard housing pressurised hot water cylinder and panelled doors leading through into respective rooms.

SHOWER ROOM
comprising of a three piece suite with corner shower cubicle, wall mounted shower head 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, heated towel rail, tiled flooring, wall mounted mirror, shaver point, tiled upstand, extractor fan, double glazed window fitted with privacy glass out onto rear aspect.

BEDROOM 5
with part pitched ceilings, loft access, radiator, Velux skylight with fitted blind as well as double glazed window overlooking garden.

BEDROOM 6
with loft access, Velux skylight with fitted blind, radiator, double glazed window overlooking garden.

OUTSIDE
To the front the property is approached off St Edmunds Way via a dropped kerb leading onto a tarmac drive with parking for two vehicles. The remainder of the garden is well landscaped with small area laid to lawn which is bordered by some well stocked bedding laid initially to slate and some mature shrubs, bushes and some rose bushes.

To the rear of the property is a landscaped garden principally paved with an extensive patio area hugging the rear part of the property providing wonderful space to both relax and entertain with outside power points and outside tap. Central area laid to lawn with the patio area extending round to form further spaces for outside furniture, barbecuing etc.

GARAGE
housing gas fired boiler providing hot water and heating for the property, multiple power points, up and over door to front.









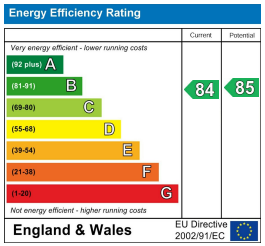












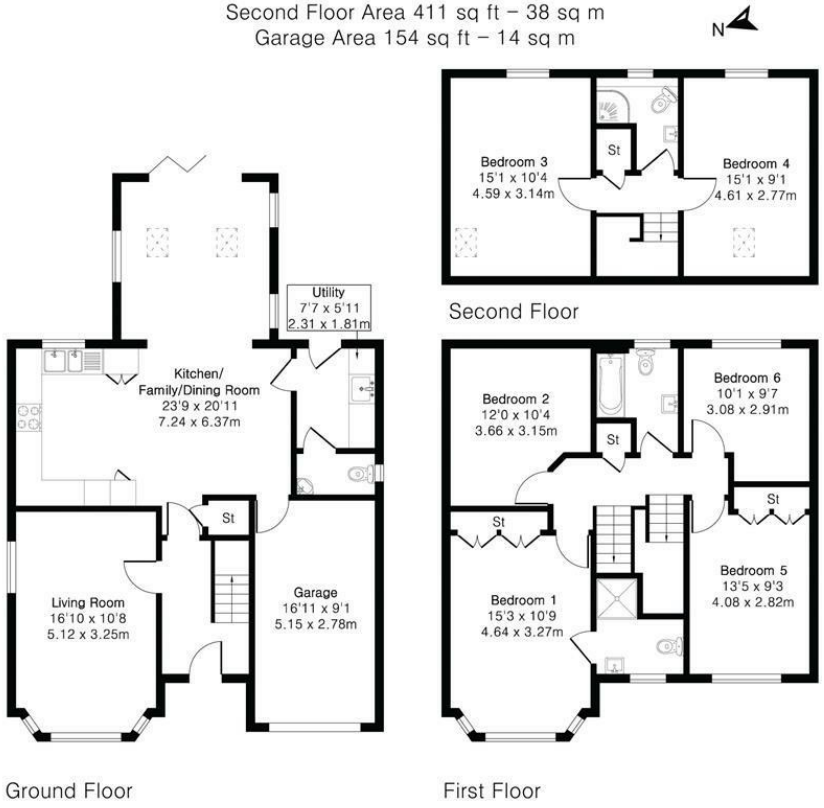
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Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 1858 sq ft - 173 sq m
(Excluding Garage)
Ground Floor Area 730 sq ft – 68 sq m
First Floor Area 717 sq ft – 67 sq m
Second Floor Area 411 sq ft – 38 sq m
Garage Area 154 sq ft – 14 sq m



PINKPLAN

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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Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.

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