



Moorfield, Harston, CB22 7TP

CHEFFINS

Moorfield

Harston,
CB22 7TP

A most impressive and substantial, detached family home of generous proportion, being offered with no onward chain, extending to about 3,528 sq ft, including a large open plan kitchen/dining/sitting room, as well as a luxurious principal bedroom suite. Standing contently within its own plot of about 0.38 acres with a four car garage, parking on the driveway, front garden, as well as enclosed landscaped rear garden, forming part of this thriving conveniently located South Cambridgeshire village.

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Guide Price £1,300,000





LOCATION

Moorfield is a private road consisting of 4 houses, in Harston. The village of Harston lies approximately 5 miles south of Cambridge on the A10 with regular bus service, access to the M11 is approximately 2 miles distant. Foxton station is nearby with rail link to London (Kings Cross). The village has a range of facilities, within walking distance, including a post office/shop, further shops, public house, GP Surgery, primary school with secondary education provided at Melbourn Village College.

COVERED ENTRANCE

with outside light and panelled door leading into:

RECEPTION HALLWAY

staircase rising to the first floor with galleried landing above, natural timber handrail, painted newel post and spindles, Travertine tiled floors, covered radiator, coats cupboard with hanging rail and further storage cupboard, a pair of double glazed windows, twin glazed doors leading through to:

LIVING ROOM

moulded cornicing, feature fireplace (gas not connected), wooden mantel and surround with marble hearth, double panelled radiators, double glazed window to the front and double glazed sliding patio doors leading through to garden room.

CLOAKROOM

fitted with white suite comprising low level dual flush w.c., wash hand basin with mixer tap, Travertine tiled floor and half walls, architectural radiator, coved ceiling with inset downlighters, extractor fan, double glazed and frosted window to the side.

KITCHEN/DINING/SITTING ROOM

Kitchen is fitted with a generous range of storage cupboards and drawers with stone working surfaces with matching upstands, undermount one and a half bowl sink unit with grooved drainer and Quooker boiling water tap, large central island with breakfast bar, inset Miele induction hob and ceiling mounted extractor, fitted appliances include a pair of Miele concealed dishwashers, a pair of Miele ovens, combination oven and warming drawer, coved ceiling with a range of inset downlighters, covered radiator, tiled floor, double glazed windows and doors to the rear including bi-fold doors leading to garden and sliding doors leading through to garden room. (This is a Rational kitchen).

WALK-IN PANTRY

stone working surfaces, fitted cupboards and drawers and shelving, Travertine tiled floor.

UTILITY/BOOT ROOM

working surfaces with inset single drainer sink unit with mixer tap, range of storage cupboards, plumbing and space for automatic washing machine, space for tumble dryer, space for freezer, double panelled radiator, Travertine tiled floor, double glazed window to the rear, panelled and double glazed door leading out to rear courtyard.

GARDEN ROOM

with pitched transparent roof, upvc double glazed to three sides including twin double glazed doors leading out to garden, double panelled radiator, tiled floor.

HOME OFFICE/STUDY

panelling to dado rail, radiator, ceiling with inset downlighters, upvc double glazed and frosted window.

HOME GYM/FAMILY ROOM

coved ceiling, inset downlighters, radiator, and a pair of double glazed windows, door through to:

PLANT/STORAGE ROOM

with Vaillant gas fired boiler providing domestic hot water and central heating system, hot water tanks, radiator, water softener, door through to:

SPACIOUS GARAGE

with remote control up and over door to the front, range of fitted storage cupboards, rolltop working surfaces with inset one and a half bowl single drainer sink, further range of cupboards.

GARDENER'S TOILET

with low level dual flush w.c., extractor fan and radiator, a pair of personal doors leading to outside, double panelled radiator, and high level storage shelf.

ON THE FIRST FLOOR

GALLERIED LANDING

access to loft space, coved ceiling with inset downlighters, airing cupboard with slatted shelving and radiator, double glazed window to the front.

BEDROOM 1

coved ceiling, air conditioning unit, a pair of radiators and a pair of double glazed windows to the rear.

DRESSING ROOM

fitted with a range of wardrobe cupboards, architectural radiator, ceiling with downlighters, a pair of double glazed windows to the rear.

SHOWER ROOM

large walk-in shower with body jet drencher shower head and handheld rose, glazed screen, double width wash hand basin by Villeroy & Boch, wall mounted mixer, storage cupboard below, wall mounted dual flush w.c., Travertine tiled floor, architectural radiator, recess with fitted mirror and lighting, coved ceiling, extractor fan, inset downlighters, double glazed and frosted window.

BEDROOM 2

Dressing Room with fitted wardrobe cupboard with mirror sliding doors. Bedroom with coved ceiling, inset downlighters, air conditioning unit, double panelled radiator, and a pair of double glazed windows to the front.

ENSUITE SHOWER ROOM

large walk-in tiled shower with drencher shower head, handheld rose, glazed door, Villeroy & Boch wash hand basin, wall mounted mixer, storage cupboard, wall mounted dual flush w.c., architectural radiator, Travertine tiled floor and walls, ceiling with inset downlighters, extractor fan, double glazed Velux rooflight.

BEDROOM 3

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

BEDROOM 4

coved ceiling, radiator and double glazed window to the front.

BEDROOM FIVE

coved ceiling, radiator and double glazed window to the rear

FAMILY BATHROOM

fitted with white 4 piece suite comprising tile panelled bath, wall mounted mixer, tiled shower cubicle with drencher shower head and handheld rose, curved glazed shower screen, Villeroy & Boch wash hand basin, wall mounted mixer, storage cupboard below, wall mounted dual flush w.c., double glazed Velux rooflight, radiator, coving, extractor fan, inset downlighters.

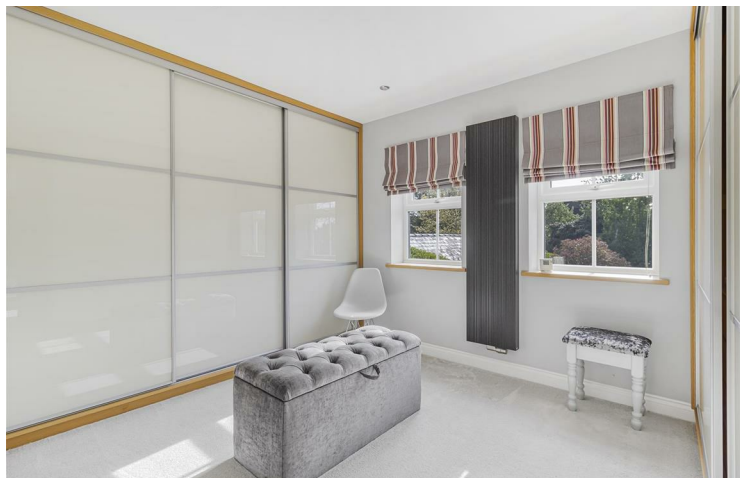
OUTSIDE

The property has a large enclosed side garden fronting the High Street, hedgerow and brick wall, block paved driveway parking for several vehicles and enclosed rear garden with walling and fencing, principally laid to lawn with paved pathway and patio area, well stocked flowering and shrub beds. Enclosed rear paved courtyard.



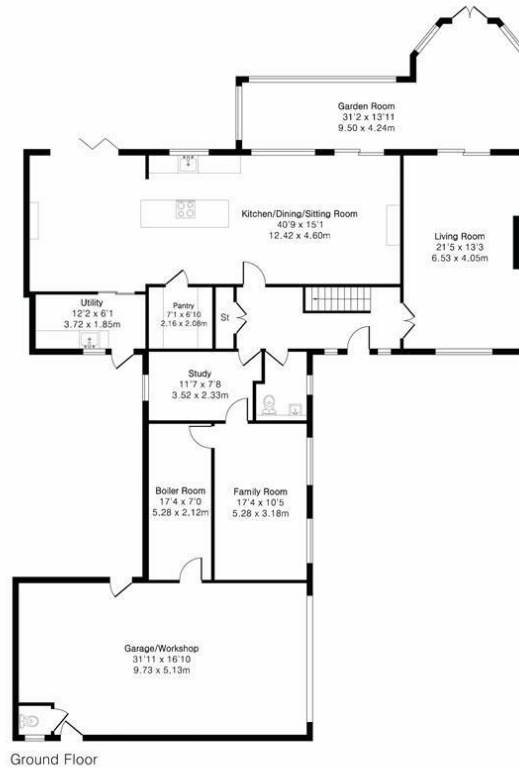


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Guide Price £1,300,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - South Cambridgeshire





Approximate Gross Internal Area 3564 sq ft - 331 sq m

Ground Floor Area 1934 sq ft - 180 sq m

First Floor Area 1630 sq ft - 151 sq m

Garage Area 537 sq ft - 50 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.

