



Blythe Way, Highfields Caldecote, CB23 7NR

CHEFFINS

Blythe Way

Highfields Caldecote,
CB23 7NR

- Link Detached Family Home
- Five Bedrooms
- Three Bathrooms
- Excellent Flow Through The Three Reception Rooms
- Private & Low Maintenance Rear Gardens
- Double Garage And Driveway
- Views Over The Central Green

A sizeable and well-established detached family home, offering immaculately presented and generously proportioned accommodation across three floors. The property features an exceptionally private rear garden and a double garage, and is tucked away in a secluded part of the development while still enjoying easy access to local amenities, Comberton Village College, and excellent commuter links.

5 3 2

Guide Price £650,000





LOCATION

Blythe Way sits within the modern and well-planned neighbourhood of Highfields Caldecote, part of the thriving village of Caldecote in South Cambridgeshire. It benefits from a peaceful, residential setting with gentle cul-de-sac style roads and generous greenery, yet remains conveniently close to amenities including the village primary school and local shops. The wider parish is located about six miles west of Cambridge, providing an ideal balance of tranquil village life and easy access to the city's cultural and employment opportunities. The design of this part of the community emphasises modern living with spacious plots and thoughtful landscaping, while still feeling sheltered and family-friendly.

STORM PORCH

covering panelled glazed entrance door leading into:

ENTRANCE HALLWAY

wood effect flooring, stairs rising to first floor accommodation, coved ceiling, radiator, panelled door providing access into storage cupboard.

CLOAKROOM

comprising a two piece suite with low level w.c. with hand flush, wash hand basin with separate hot and cold taps, tiled splashback, radiator, wood effect flooring, extractor fan.

FAMILY ROOM

with wood effect flooring, coved ceiling, double panelled radiator, double glazed window to front aspect.

SITTING ROOM

with coved ceiling, lighting, double panelled radiator, gas fireplace with stone surround and hearth, wood effect flooring, double glazed bay window to front aspect, set of panelled double doors leading through into:

DINING ROOM

with stone tiled flooring, radiator, vaulted ceiling with privacy perspex ceiling, wealth of double glazed windows and set of double glazed French doors providing views and access out onto private rear garden, panelled glazed door leading through into:

KITCHEN

comprising a collection of both wall and base mounted storage cupboards and drawers with soft closing feature, composite stone rolltop work surface, inset stainless steel sink with hot and cold mixer tap, integrated Miele 4 ring induction hob with stone composite work surface forming splashback, Miele extractor hood above, integrated Miele oven and grill, integrated and concealed dishwasher, work surface forms a peninsular providing informal dining setting in the form of a small breakfast bar, space and plumbing for American style fridge/freezer, stone tiled effect flooring, coved ceiling, radiator, inset LED downlighters, double glazed window overlooking garden, panelled door leading into:

UTILITY ROOM

comprising a collection of both wall and base mounted storage cupboards, stone effect work surface with inset

stainless steel sink with hot and cold mixer tap, drainer to side, space and plumbing for washer/dryer, additional fridge/freezer, continuation of flooring from kitchen, radiator, extractor fan, panelled glazed door leading out onto side return.

ON THE FIRST FLOOR

LANDING

with stairs rising to second floor accommodation, coved ceiling, radiator, panelled doors leading into respective rooms.

PRINCIPAL BEDROOM SUITE

with a wealth of built-in wardrobes fitted with railings and shelving, coved ceiling, radiator, benefiting from dual aspect double glazed windows to both front and rear aspect, panelled door leading through into:

ENSUITE

comprising a three piece suite with panelled bath, hot and cold mixer bath tap, shower head attachment, corner shower cubicle with wall mounted shower head, accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wall mounted mirror, shaver point, tile effect flooring, radiator, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto front aspect.

BEDROOM 2

with built-in wardrobes fitted with railings and shelving, radiator, double glazed window with shutters to front aspect.

FAMILY BATHROOM

comprising a four piece suite with panelled bath with hot and cold mixer tap, shower head attachment, shower cubicle with wall mounted shower head accessed via glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wall mounted mirror, shaver point, stone tile effect flooring, extractor fan, inset LED downlighter, double glazed window fitted with privacy glass out onto rear aspect.

BEDROOM 3

with radiator, double glazed windows overlooking garden.

ON THE SECOND FLOOR

LANDING

with two built-in storage cupboards accessed via panelled glazed door, one housing pressurised hot water cylinder with fitted timber shelving and the other fitted with railings, radiator, panelled doors leading into respective rooms.

BEDROOM 4

loft access, LED downlighters, radiator, double glazed window overlooking the central green.

BEDROOM 5

with door providing access into eaves storage, LED downlighter, radiator, double glazed window overlooking green to the front.

FAMILY SHOWER ROOM

comprising of a three piece suite with large shower cubicle with wall mounted shower head accessed via sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wall mounted shaver point, radiator, tile effect flooring, inset LED downlighters, extractor fan, Velux skylight with fitted blinds out onto side aspect.

OUTSIDE

To the rear of the property is an extremely private garden with a large paved patio area led directly off the rear part of the property and provides an excellent space for outside furniture to relax and entertain, this extends round both corners of the garden and also leads onto an area laid to lawn with return bordered by well stocked bedding full of mature shrubs, trees and plants. A further landscaped area with paved pathway is bordered by bedding and raised bedding stocked full of flowering plants and shrubs. This paved pathway leads round to the corner part of the garden where there is a timber storage shed and greenhouse and the area surrounding this is laid to gravel and paved pathway eventually goes round to the recess where there is access to the DOUBLE GARAGE with up and over doors fitted with power and lighting, concrete hardstanding floor.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	72	74
EU Directive 2002/91/EC		

Guide Price £650,000

Tenure - Freehold

Council Tax Band - F

Local Authority - South Cambridgeshire District Council

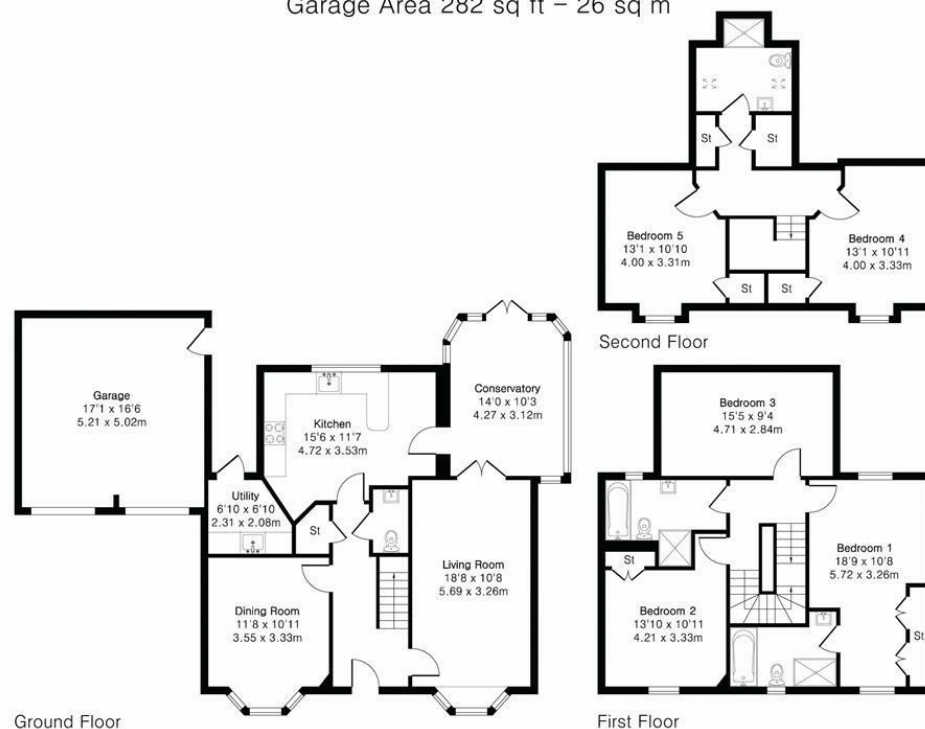
Approximate Gross Internal Area 2031 sq ft - 189 sq m (Excluding Garage)

Ground Floor Area 869 sq ft - 81 sq m

First Floor Area 694 sq ft - 64 sq m

Second Floor Area 468 sq ft - 44 sq m

Garage Area 282 sq ft - 26 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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