



Cantelupe Road, Haslingfield, CB23 1LU

CHEFFINS

Cantelupe Road

Haslingfield,
CB23 1LU

A substantial detached residence extending to about 3844 ft.² comprising versatile accommodation arranged over two floors including a self-contained one bedroomed annexe. The property occupies a most desirable location on the outskirts of this thriving highly regarded village with grounds in all extending to about 2.2 acres.

Cantelupe Road is a no through road on the east side of the village however bicycle and foot access to Grantchester is available with a license from Trumpington estates to use their farm tracks.

The property has suffered structural movement and offers the opportunity to renovate or as a development site for a replacement dwelling or dwellings subject to the necessary planning consents.

6 3 2

Guide Price £800,000





LOCATION

Haslingfield is a pleasant village situated 8 miles south west of Cambridge, close to the A10 and M11. The village benefits from a variety of facilities including a public house, primary school, churches, village hall and shop with post office. Further amenities are available in the nearby villages of Harston and Barton.

COVERED ENTRANCE PORCH

with outside lighting, six panelled timber entrance door into:

ENTRANCE LOBBY

coved ceiling, parquet flooring, recessed matwell, coat hooks, double glazed and frosted window to the front, twin glazed doors leading through to:

RECEPTION HALL

open tread staircase rising to the first floor with return landing, coving, parquet flooring, double panelled radiator, double glazed window to the front.

CLOAKROOM

fitted with two piece coloured suite comprising low level w.c. and wash hand basin, coved ceiling, radiator, double glazed and frosted window to the front.

LIVING ROOM

with fireplace fitted with gas real flame effect fire, wooden mantel and surround, tiled hearth and slips, double panelled radiator, double glazed windows and doors, open archway through to:

DINING ROOM

with radiator, double glazed window and serving hatch.

KITCHEN/BREAKFAST ROOM

range of basic units, sink unit, cooking range, coving, double glazed windows and double panelled radiator.

UTILITY/BOOT ROOM

six panelled timber entrance door leading out to the rear, storage cupboards, plumbing and space for automatic washing machine, double panelled radiator, double glazed window.

WALK IN PANTRY

HOME OFFICE/STUDY

coved ceiling, double panelled radiator, double glazed window to the side, personal door through to:

DOUBLE GARAGE

with a pair of up and over doors to the front, Camray II oil fired boiler, double glazed window.

SNUG

coved ceiling, double panelled radiator, double glazed window.

ON THE FIRST FLOOR

LANDING

coved ceiling with access to loft space, radiator, airing cupboard with insulated hot water tank, double glazed window to the front.

BEDROOM 1

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

ENSUITE BATHROOM

comprising four piece coloured suite, panelled bath, low level w.c., pedestal wash hand basin, tiled shower cubicle, coved ceiling, radiator, double glazed and frosted window.

BEDROOM 2

coved ceiling, double panelled radiator, double glazed window, double glazed sliding doors with first floor balcony.

BEDROOM 3

coved ceiling, double panelled radiator, double glazed windows.

BEDROOM 4

coved ceiling, double panelled radiator, double glazed windows.

BATHROOM

fitted with a four piece coloured suite comprising panelled bath, pedestal wash hand basin, low level w.c., tiled shower cubicle, radiator, coved ceiling, double glazed and frosted window to the front.

FIRST FLOOR ACCESS

to self contained annexe via inner land fixed steps leading to loft storage room.

SELF-CONTAINED ANNEXE

ON THE GROUND FLOOR

SIX PANELLED ENTRANCE DOOR

into:

ENTRANCE LOBBY

with radiator, understairs storage cupboard, double glazed windows to the front and staircase to first floor.

LANDING

with coving, radiator, airing cupboard housing lagged hot water tank, double glazed window.

LIVING ROOM

coved ceiling, radiators, double glazed windows to the side and rear.

BEDROOM

coving, radiator, double glazed windows to front and side, fitted wardrobe cupboards.

KITCHEN

fitted cupboards and drawers, radiator, coving, oven hob, double glazed windows to two aspects.

SHOWER ROOM

four piece coloured suite comprising pedestal wash hand basin, low level w.c., bidet and tiled shower cubicle, coved ceiling, extractor fan, radiator, towel rail/radiator.

OUTSIDE

The property is situated on the edge of the village of Haslingfield with its own delightful established plot of about 2.2 acres with gated access leading to gravelled driveway. The property has gardens around and enjoys views to the rear over farmland, gardens are principally laid to lawn with hedgerows, range of useful outbuildings, fenced paddocks.





**Approximate Gross Internal Area 3844 sq ft - 357 sq m
(Excluding Garage)**

Ground Floor Area 1452 sq ft – 135 sq m

First Floor Area 1955 sq ft – 182 sq m

Second Floor Area 437 sq ft – 40 sq m

Garage Area 470 sq ft – 44 sq m



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		
66 47		
England & Wales EU Directive 2002/91/EC		

Guide Price £800,000

Tenure - Freehold

Council Tax Band - G

Local Authority - South Cambridgeshire District

Council



CHEFFINS

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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

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.



CHEFFINS