



The Chestnuts, Harston, CB22 7QS

**CHEFFINS**

## The Chestnuts

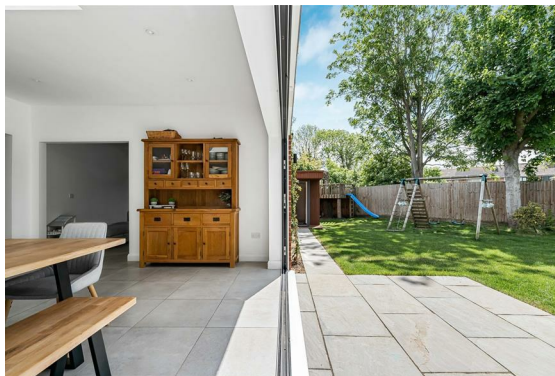
Harston,  
CB22 7QS

A beautifully presented four bedroom detached property which has been thoughtfully extended by the current owners extending to 2045sqft and arranged over two floors. The property further benefits from off-road parking for multiple vehicles, a double garage, generous rear garden and separate home office. Located in the ever popular village of Harston close to local amenities and transport links.



**Guide Price £900,000**





## LOCATION

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.

## FRONT DOOR

leading into:

## ENTRANCE HALL

with oak flooring, coat hanging hooks and shoe storage inset, further storage cupboard with hanging rail and fuse box, downlight, radiator, stairs to first floor, understairs storage cupboard doors into various rooms.

## STUDY

with wood flooring, radiator, upvc double glazed window overlooking front of the property, downlight.

## SITTING ROOM

with oak flooring, upvc double glazed window overlooking front of the property, two radiators, wood burning stove with timber mantelpiece and slate hearth, two downlights, wall lights and air conditioning unit which produces both cool and warm air.

## DOWNSTAIRS W C

with oak flooring, low level w.c., wash hand basin, radiator, LED spotlights, part tiled walls.

## KITCHEN/DINING/FAMILY ROOM

Kitchen with range of soft close floor and wall units, oak worktops as well as quartz, space for oven, AEG extractor fan, space and plumbing for washing machine, stainless steel one and a half sink with mixer tap including a boiling water tap, LED spotlights, tiled floor with underfloor heating, cupboard housing boiler, Belling integrated microwave, breakfast bar with oak top, space for American style fridge/freezer. Dining Area continuation of the tiled flooring with underfloor heating, skylight, upvc triple glazed window overlooking the side of the property, upvc triple glazed bi-folding doors leading out to the rear garden and terrace area, LED spotlights.

## UTILITY ROOM

with tiled flooring, radiator, upvc double glazed frosted window overlooking front of the property,

upvc double glazed door leading out to the side of the property, space and plumbing for washing machine and tumble dryer, butler style sink with mixer tap, extractor fan, radiator, LED spotlights, built-in shelving unit.

## SNUG/PLAYROOM

with tiled flooring, underfloor heating, upvc triple glazed window overlooking rear garden, downlight,

## ON THE FIRST FLOOR

### LANDING

carpeted, upvc double glazed window overlooking side of the property, downlight, loft access, airing cupboard containing hot water tank and useful storage, doors into various rooms.

### BATHROOM

with laminate floor, upvc double glazed frosted windows overlooking side and rear of the property, bath with shower over, low level w.c., wash hand basin, part tiled walls, radiator, extractor fan, downlight.

### PRINCIPAL BEDROOM

carpeted, upvc double glazed windows overlooking rear of the property, downlight, two built-in wardrobes with hanging rails and shelving, air conditioning unit providing both hot and cold air, access into:

### ENSUITE

three piece suite comprising of walk-in tiled shower, wash hand basin, low level w.c., tiled floor and walls, upvc double glazed frosted window overlooking rear of the property, extractor fan, downlight, radiator.

### BEDROOM 2

carpeted, upvc double glazed windows overlooking front of the property, built-in wardrobes with hanging rail and shelving, downlight, radiator.

### BEDROOM 3

carpeted, dual aspect upvc double glazed windows

overlooking front and side of the property, radiator, built-in wardrobe with hanging rail and shelving, downlight.

### BEDROOM 4

carpeted, built-in wardrobe, upvc double glazed window overlooking front of the property, downlight, radiator.

### OUTSIDE

Property is approached via pathway leading to steps down to front door and pathway leading into the rear garden access via both sides of the property. The front garden is predominantly laid to lawn with borders containing young trees. Off-road parking for multiple vehicles in front of garage with up and over electric door and EV charging point.

Rear garden is west facing, terrace area perfect for outside seating and al fresco dining, pergola offering covered seating, outside electricity point, outside water tap. The garden is predominantly laid to lawn and enclosed via timber fencing, air source heat pump. Metal wire fencing down one side. Large timber storage shed/workshop with light and power connected, double doors and window to the side, greenhouse with concrete base and raised vegetable bed. Pathway leads down the side of the property into the GARAGE batteries for solar panels which are located on the garage roof, Zappi 7kw solar electric vehicle charger, personal door, concrete base, light and power connected, electric up and over door.

OFFICE BUILDING with upvc double glazed sliding door, carpeted, LED spotlights, upvc double glazed window overlooking front of the office. Store.







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

Guide Price £900,000

Tenure - Freehold

Council Tax Band - G

Local Authority - South Cambridgeshire

**Approximate Gross Internal Area 2045 sq ft - 190 sq m**

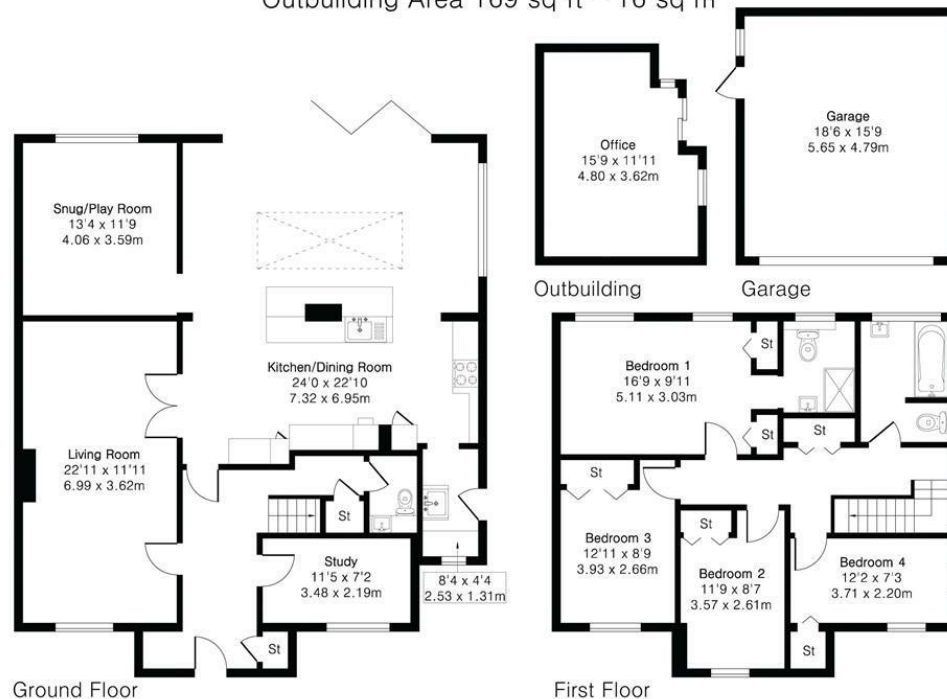
**(Excluding Garage & Outbuilding)**

Ground Floor Area 1312 sq ft - 122 sq m

First Floor Area 733 sq ft - 68 sq m

Garage Area 291 sq ft - 27 sq m

Outbuilding Area 169 sq ft - 16 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.

**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](http://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.

