



The Fairway, Bar Hill, CB23 8SR

CHEFFINS

The Fairway

Bar Hill,
CB23 8SR

Occupying an outstanding location, this substantial and impressive detached single-storey home offers generous, well-proportioned and exceptionally versatile living accommodation. Comprising 4/5 bedrooms, 3/4 reception rooms, and the potential for an annex, this property presents highly adaptable living spaces. With mature private gardens and the added allure of backing onto the golf course, it occupies a prime position in a coveted residential area.

5 2 3

Guide Price £795,000





LOCATION

This property is ideally situated in the sought-after residential area of Bar Hill, a popular and thriving village near Cambridge. Enjoying a prime location, it offers easy access to the Golf Course and an excellent range of local amenities such as a Tesco Supermarket, Community Centre, Primary School and various shops, all within walking distance. The village is also well served by public transport, well placed for access to major routes and is just 4 miles North East of the University City of Cambridge. Nearest main rail stations situated at Cambridge North and in the City Centre itself.

PANELLED ENTRANCE DOOR

leading to:

ENTRANCE HALLWAY

with coved ceiling, loft access, radiators, double glazed window to front aspect and panelled doors leading through into respective rooms, built in airing cupboard housing gas fired boiler and a further airing cupboard with fitted timber shelving, housing hot water cylinder.

KITCHEN/BREAKFAST ROOM

Kitchen area comprises a range of both wall and base mounted storage cupboards and drawers with a stone effect rolltop work surface with inset stainless steel one and a quarter bowl sink with hot and cold mixer tap, tiled splashback and drainer to side, integrated 4 ring electric hob with concealed extractor hood above and tiled splashback, integrated double oven and integrated fridge/freezer, space and plumbing for dishwasher, breakfast bar, inset LED downlighters, tiled flooring and opening through into Breakfast Room with coved ceiling, radiator, double glazed windows to front aspect, door leading into:

SIDE ENTRANCE LOBBY

with tiled flooring, panelled glazed door fitted with privacy glass out onto side access and a door leading through to:

UTILITY ROOM

comprising a collection of base mounted storage cupboards and drawers with a stone effect work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, tiled splashback, space for fridge/freezer, space and plumbing for washer/dryer, further fridge/freezer, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

CLOAKROOM

with low level w.c., with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wall and base mounted storage cupboards and drawers, heated towel rail, tiled flooring, inset LED downlighters, extractor fan, double glazed window to front aspect.

LIVING ROOM

entered via panelled glazed door from the Entrance Hallway, coved ceiling, fireplace with brick surround and tiled hearth, wooden mantel, radiators, double glazed windows overlooking garden, panelled glazed door leading through to:

FORMAL DINING ROOM

with coved ceiling, serving hatch from kitchen, radiators, double glazed windows overlooking gardens, set of double glazed French doors leading out onto patio.

SITTING ROOM

with coved ceiling, double panelled radiator, inset LED downlighters, set of double glazed French doors leading out onto garden.

SHOWER ROOM

with shower cubicle with wall mounted shower head accessed via a glazed shower door, low level w.c., with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, base mounted storage cupboards, heated towel rail, shaver point, tiled flooring, electric heater, inset LED downlighters, extractor fan, double glazed to side aspect.

PRINCIPAL BEDROOM SUITE

with built-in storage cupboards and dressing table, coved ceiling, radiators, double glazed window to front aspect, door leading through into:

ENSUITE BATHROOM

with combined shower and bath, wall mounted shower head and hot and cold mixer bath tap, low level w.c., with concealed hand flush, wash hand basin with hot and cold mixer tap, tiled surround, stone effect upstand with fitted cupboards underneath, radiator, electric heater, coved ceiling, LED downlighters, tiled flooring, double glazed window to side aspect.

BEDROOM 2

with coved ceiling, radiator, double glazed window overlooking garden.

BEDROOM 3

with coved ceiling, radiator, double glazed window overlooking garden.

BEDROOM 4

with coved ceiling, radiator, double glazed window to front aspect.

STUDY/BEDROOM 5

with coved ceiling, radiator, double glazed window to front aspect.

OUTSIDE

To the front the property is approached off The Fairway via a block paved driveway on a slight elevation leading to the rest of the block paved driveway/parking area, adjacent to which there is a DOUBLE GARAGE. The remainder of the garden being mainly laid to lawn with well stocked beds full of mature shrubs and trees bordering the property. To the right hand side with a continuation of the block paved driveway is a path leading round to the rear garden.

To the rear of the property is a delightful, private and well maintained garden which is principally laid to lawn with a block paved tiered patio area leading directly off the rear part of the property providing a wonderful space to both relax and entertain and a lightly more elevated and hardstanding area is a summerhouse and timber storage shed with the garden being bordered by some extremely well stocked bedding full of mature shrubs and flowering plants as well as mature trees and shrubs dotted around the garden. To either side of the boundary is an extremely mature high hedging. Most notably in the rear garden there are far reaching views over the adjacent Bar Hill Golf Club.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £795,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 2552 sq ft – 237 sq m
Garage Area 361 sq ft – 34 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.



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