



The Lane, Hauxton, CB22 5HP

CHEFFINS

The Lane

Hauxton,
CB22 5HP

A most impressive detached residence with versatile accommodation arranged over two floors the property is immaculately presented and has been refurbished to a high standard with high specification kitchen and luxury bathrooms. The property stands comfortably within its own grounds of about 0.2 of an acre with garage and driveway, occupying an attractive position within this favoured South Cambridgeshire village about 5 miles southwest of the city.

4 3 2

Guide Price £800,000





LOCATION

Hauxton, a quaint village nestled in the picturesque countryside, boasts an ideal blend of tranquility and convenience. Situated in close proximity to major transport links, including the A10 and M11, residents enjoy seamless connectivity to Cambridge, London, and beyond. The village is served by well-connected bus routes, facilitating easy commutes. Hauxton's charm extends to its amenities, featuring a well-regarded primary school, local shops, and recreational spaces.

COVERED ENTRANCE

With downlighters.

PANELLED ENTRANCE DOOR

With double glazed frosted panes, leading into the:

RECEPTION HALLWAY

With moulded cornicing, staircase rising to the first floor with painted handrail, newel posts and spindles, double panelled radiator, shelved storage cupboard with courtesy light, understairs storage cupboard, double glazed and frosted window.

LIVING ROOM

With coved ceiling, range of inset LED downlighters, feature open fireplace with granite hearth, mantle and surround, double panelled radiators, double glazed window to the rear, double glazed bifold doors leading out to garden. Open through to:

KITCHEN/DINING ROOM

The kitchen is fitted with a generous range of fitted storage cupboards and drawers which are soft close, stone working surfaces, matching upstands with undermount sink unit with waste disposal and Quooker boiling water tap, fitted appliances including; a pair of Neff electric fan ovens both with warming drawers below, Neff five ring induction hob, glazed and stainless steel extractor above, fitted and concealed Bosch dishwasher, pull out bin drawer with recycling bin, coved ceiling, inset LED downlighters, double panelled radiator, double glazed window to the side, double glazed bifold doors to the rear.

UTILITY ROOM

With a range of matching storage cupboards, stone working surfaces and matching upstands, heated towel rail/radiator, one and a half bowl sink unit with mixer tap, fitted and concealed second Bosch dishwasher, plumbing and space for automated washing machine, space for tumble dryer, coved ceiling with inset downlighters, extractor fan, double glazed window to the side.

FAMILY ROOM/STUDY

With coved ceiling, radiator, double glazed and frosted windows to the side.

BEDROOM 2

With coved ceiling, double panelled radiator, pair of double glazed windows to the front.

EN-SUITE SHOWER ROOM

With tiled shower, glazed door, drencher shower head and separate handheld rose, handwash basin with mixer tap and storage cupboard below, low level dual flush wc, half tiled walls, tiled floor, heated towel rail/radiator, ceiling with inset downlighters, extractor fan, double glazed and frosted window to the side.

BEDROOM 3

With coved ceiling, double panelled radiator, double glazed window to the front.

BATHROOM

With white suite comprising; panelled bath with mixer tap, glazed shower screen, separate shower unit above with handheld rose, low level dual flush wc, hand wash basin with mixer tap, inter tiled recess with mirror and lighting, large tiling to walls and floor, heated towel rail/radiator, underfloor heating, extractor fan, double glazed and frosted window to the side.

FIRST FLOOR

LANDING

With double glazed Velux rooflight, cupboard housing Potterton gas fired boiler and pressurised hot water cylinder.

BEDROOM 4

With radiator, double glazed Velux roof window.

BEDROOM 1

With feature full width double glazed windows and doors overlooking the garden with glazed Juliet balcony, air conditioning, double panelled radiator, fitted wardrobes, fitted bed head incorporating bedside tables and lighting with storage behind, double glazed Velux roof windows.

EN-SUITE SHOWER ROOM

With walk in tiled shower, glazed door, drencher shower head and handheld rose, handwash basin with mixer taps and storage below, dual flush wc, heated towel rail/radiator, tiling to walls, tiled floor, LED downlighters, extractor fan, double glazed Velux rooflight.

OUTSIDE

To the front of the property there is a driveway and parking area, lawned area with shrub borders and

timber fence. There is a single garage with an up and over door to the front, access to roof space, power and light connected, double glazed window and personnel door.

To the rear there is a rear garden of good size with generous, tiled patio area, outside lighting and tap. The remainder is laid to lawn with mature trees. Towards the end of the garden is a mature hedgerow with archway opening leading through to fruit and vegetable patch with apple tree and further lawned area, all enclosed by close boarded timber fencing.

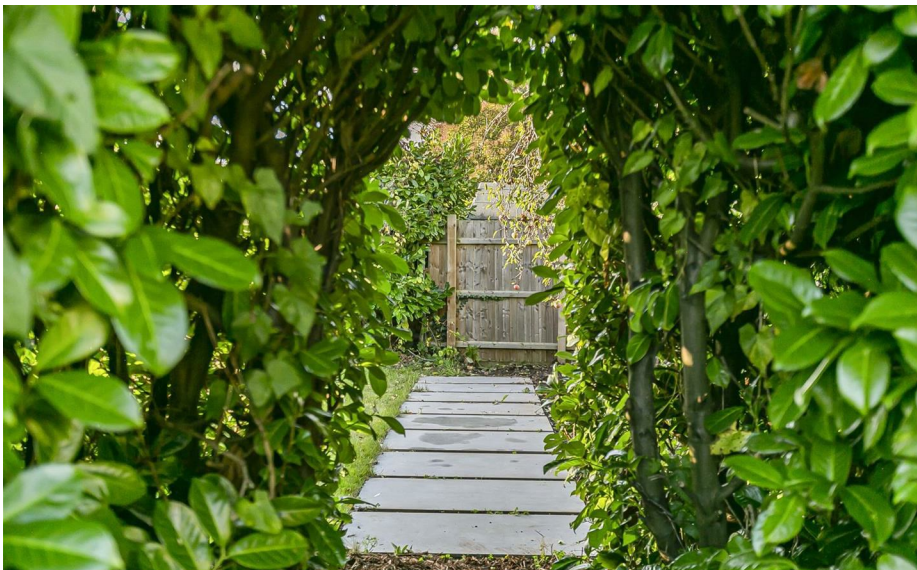


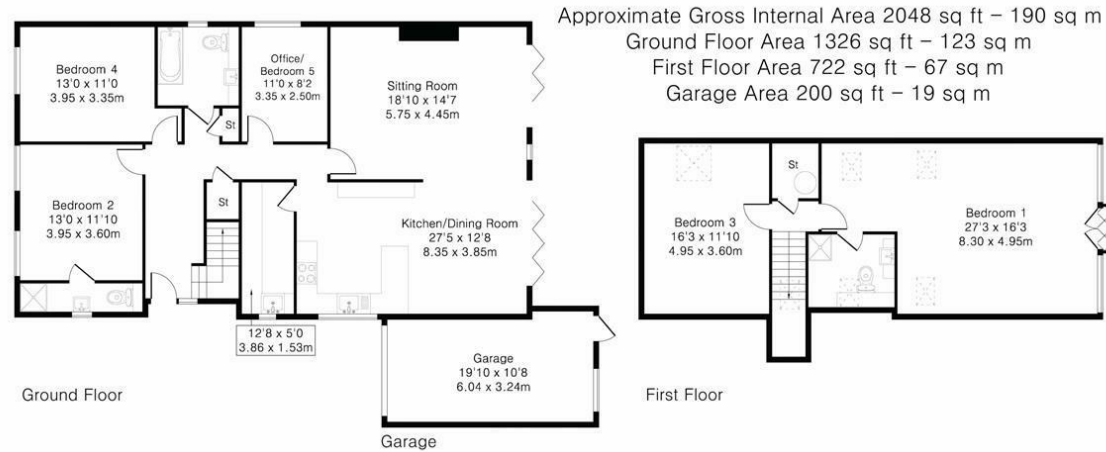


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Guide Price £800,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - South Cambridgeshire District Council





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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