







## **Barton Road**

Haslingfield, Cambridge, CB23 1AG

- 10 year warranty cover, via LABC
- Four double bedrooms
- Heating via air source heat pump
- Sought after location
- Covered parking for multiple vehicles
- High specification

A stunning new build development nestled in a peaceful, family-friendly neighborhood, this exclusive development of modern homes is designed for those who seek luxury, comfort, and convenience. Each property boasts four spacious bedrooms, including a lavish master suite with a walk-in closet and en-suite bathroom. The openconcept living area is perfect for entertaining, featuring a state-of-the-art kitchen with highend appliances, and a dining area that flows seamlessly onto a private, landscaped garden.



£1,100,000



## CHEFFINS















## **LOCATION**

Haslingfield is a charming and picturesque village nestled in the heart of Cambridgeshire, just a few miles southwest of the historic city of Cambridge. Known for its tranquil rural setting and strong community spirit, Haslingfield offers the perfect blend of countryside serenity and easy access to urban amenities. The village is surrounded by beautiful rolling fields and scenic walking paths, making it a haven for nature lovers and outdoor enthusiasts. The village features a range of local amenities, including a primary school, a well-stocked village shop, a traditional pub, and a community hall that hosts various events throughout the year.

# CHEFFINS

#### KITCHEN/ UTILITY:

Stylish, contemporary kitchens with soft close doors and drawers

Quartz worktops with matching upstands in both the kitchen and utility room

Undermount brushed gold double sink with matching filtered 4in 1 Boiling water kitchen tap

Built in down draft extractor fan

Siemens iQ500 5 zone induction hob

Siemens iQ700 45L built in combination microwave oven & warming draw below

Two Siemens built in electric oven

Integrated Bosch fridge, freezer and dishwasher.

Integrated waste bin

28 bottle dual temperature zone wine fridge

#### MASTER ENSUITE:

Free standing stone bath and floor mounted taps

His and hers sinks wall mounted brass taps

240 x 60mm Mandarin Stone Hoxton Teal porcelain wall tiles, full height to shower enclosure

600 x 300 Mandarin stone porcelain lumi and tivoli ivory tiles

Taps & shower fittings are Roper Rhodes

Sanitaryware is generally Duravit throughout with basins from Lusso Stone

Integrated mirrors with demister pads, with backlit LED lighting

#### **EXTERNAL FINISHES:**

Landscaping to front garden and communal areas

Gravel entrance road

Permeable Tegula block paving to driveways and shared access road

Grey sandstone patio

Turfed garden

1.8m closed boarded timber fencing

Ponds to rear garden

#### DOORS AND WINDOWS:

**Velfac Windows** 

Aluminium sliding doors

Velfac front entrance doorsets

#### **ELECTRICALS:**

Downlights to hallway, utility room, kitchen, dining area, living room, bathroom, ensuites, bedrooms 1 & 3, dressing room & carport

Pendant fittings to kitchen, living room, & bedrooms 3 & 4

LED lighting strip under kitchen wall units

All accessories are flat plate screwless matt white metal

External lighting provided to external doors & car port

Integrated toothbrush chargers & electric towel rails to bathroom & ensuite

#### **BATHROOMS**

Bath with shower over and glass screen to all houses bathrooms, bath panels tiled to match wall tiles Inset mirrors with demister pads

600 x 300mm Mandarin Stone Tivoli Ivory Matt porcelain floor tiles in all bathrooms

240 x 60mm Mandarin Stone Hoxton Ivory Gloss porcelain wall tiles, full height to baths

Taps & shower fittings are Roper Rhodes

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#### **ENSUITES:**

Taps & shower fittings are Roper Rhodes

Sanitaryware is generally Duravit throughout with basins from Lusso Stone

Inset mirrors with demister pads

600 x 300mm Mandarin Stone Stamford Ivory Matt porcelain floor tiles

240 x 60mm Mandarin Stone Hoxton White Gloss porcelain wall tiles, full height to shower enclosure

#### FLOOR FINISHES:

Engineered rustic oak (natural brushed matt lacquered) flooring to living rooms & hallways

Cormar Hampstead 42 oz carpet to bedrooms

Cormar Hampstead 42 oz carpet to landing & dressing room

600 x 600mm Mandarin Stone Tivoli Ivory Matt porcelain floor tiles in all bathrooms & ensuites



#### **INTERNAL FINISHES:**

Painted timber staircase, oak handrail and newel caps. Carpeted treads and risers Flush painted internal doors
Contemporary square edge architrave and skirting
Log burners in kitchen / living space
Fitted wardrobes to master bedrooms with LED lighting

#### HEATING AND WATER:

Zoned under floor heating to ground floor and aluminium thermostatic radiators to first floor Electric heated chrome towel rails with digital timers to bathrooms and ensuites Samsung air source heat pump for heat and hot water Pressurised hot water storage tank Water softeners fitted

#### **CONSTRUCTION**

Traditionally constructed brick and block outer walls, insulation filled cavity PCC beam and block flooring, insulated and screeded ground floor Timber posi-joist, insulated and boarded to first floor Cambridge Buff brick, with brick feature walls internally Cedral Rivendale Blue/ Black slate tiles

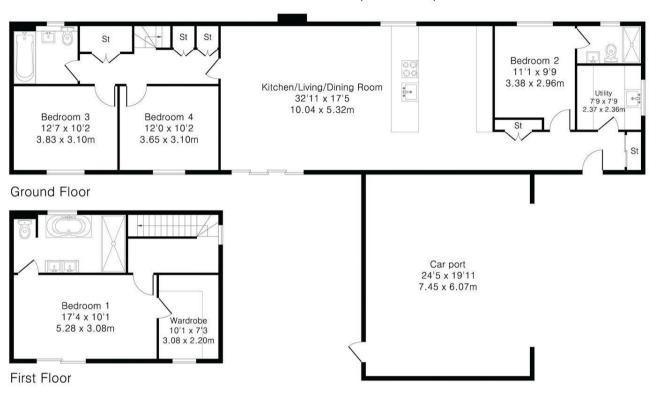
10-year new homes warranty cover, via LABC LABC building control certificates





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### Approximate Gross Internal Area 1759 sq ft - 163 sq m Ground Floor Area 1326 sq ft - 123 sq m First Floor Area 433 sq ft - 40 sq m



£1,100,000 Council Tax Band - New Build Local Authority - South Cambs District Council







**DEAN&DEAN** 

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