



Barton Road, Haslingfield, CB23 1AG

CHEFFINS

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 open-concept living area is perfect for entertaining, featuring a state-of-the-art kitchen with high-end appliances, and a dining area that flows seamlessly onto a private, landscaped garden.

4 3 1

£1,100,000





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.

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
240 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
Sanitaryware is generally Duravit throughout with basins from Lusso Stone

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-joint, 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



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



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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.