



Church Street, Haslingfield, CB23 1JE

**CHEFFINS**



## Church Street

Haslingfield,  
CB23 1JE

A substantial, individual and rather stylish, detached house, providing beautifully presented and well-proportioned accommodation which extends, in all, to about 2,529 sq ft. In addition, the generous loft area has been specifically designed so that it could be converted into further living accommodation. The property also has the benefit of a driveway/parking area and large detached double garage.

4 3 5

**Guide Price £895,000**





## LOCATION

The property occupies a prominent and most desirable non-estate position in this highly sought-after South Cambridgeshire village, with an excellent range of local amenities, including a primary school, churches, Indian restaurant, cafe, village hall and store/post office. The village is also conveniently located just 6 miles south-west of the university city of Cambridge and is well-placed for access to major routes, including the M11 motorway.



## ATTRACTIVE COVERED PORCH

with high vaulted pitch, exposed timbers and paved pathway leading to front entrance door which in turn leads through to:

## RECEPTION HALL

with a feature brick fireplace and woodburning stove, staircase off to first floor, radiator, high ceiling which is open to the full height of the property and is overlooked by a galleried style landing, built-in storage cupboard downstairs, door to:

## CLOAKROOM

with low level w.c. and wash hand basin with cupboards below, tiled splashback, wall mirror, radiator, natural wood style flooring, sealed unit double glazed window with frosted glass.

## SITTING ROOM

which is a delightful open plan space which is split into two separate areas. The main part of the sitting room has a radiator and sealed unit double glazed windows to rear aspect and full height sealed unit double glazed doors leading to patio area and rear gardens and enjoys far reaching views in the distance over elevated farmland. Opening through to:

## FURTHER SNUG/LIVING ROOM AREA

which has a feature brick fireplace and woodburning stove and a view through to the main reception hall. Radiator, sealed unit double glazed windows to rear aspect and full height glazed doors leading through to:

## DINING ROOM

with sealed unit double glazed windows to rear aspect and full height sealed unit double glazed doors leading to rear terrace and gardens, radiator, and opening through to:

## KITCHEN/BREAKFAST ROOM

The kitchen incorporates a range of traditional and attractive units incorporating an inset one and a half bowl stainless steel sink unit with mixer taps and cupboards below, extensive base units comprising wood style work surfaces with cupboards and drawers below, range of wall storage cupboards and an integrated oven with 4 point induction Bosch hob above and a splashback with a contemporary style stainless steel Bosch extractor cooker hood above, natural wood style flooring, sealed unit double glazed windows to front and side aspect, space for upright fridge/freezer and door to:

## UTILITY ROOM

with inset butler sink with mixer tap, base units to side with wood style work surfaces with cupboards below, space and plumbing for automatic washing machine and tumble dryer, wall storage cupboard, sealed unit double glazed windows to front aspect, space for upright fridge/freezer, tall upright shelved storage cupboard, radiator, further base unit with worktop and cupboard beneath, Ideal wall mounted boiler, part glazed door to paved terrace and rear garden. Door leading through to:

## DOUBLE GARAGE

with twin automatic up and over doors and glazed window to rear aspect, light and power and trap door to loft storage area.

## DOOR FROM UTILITY ROOM

to:

## FURTHER CLOAKROOM

with w.c. and pedestal wash hand basin with tiled splashback, mixer taps and wall mirror, radiator.

## ON THE FIRST FLOOR

## GALLERIED STYLE LANDING

with radiator, sealed unit double glazed windows to front aspect, trap door and loft ladder to roof space of a generous size and has been designed with conversion potential in mind for further accommodation.

## PRINCIPAL BEDROOM 1

with two radiators, sealed unit double glazed windows to side and rear aspect with views over the rear garden and adjoining farmland, door to:

## ENSUITE SHOWER ROOM

with tiled shower cubicle area and wall mounted shower unit, bath with tiling around, low level w.c., and vanity style unit with inset wash hand basin, cupboards below, tiled splashback, and wall mirror, door leading through to:

## DRESSING ROOM

with radiator, sealed unit double glazed windows to front aspect.

## BEDROOM 2

with radiator, sealed unit double glazed windows to rear aspect overlooking the gardens and farmland and countryside beyond, door to:

## ENSUITE SHOWER ROOM

with a large walk-in tiled shower cubicle area with

glazed door and wall mounted shower unit, vanity style unit with inset wash hand basin, cupboards below, tiled splashback and wall mirror above, low level w.c., vertical radiator/towel rail and natural wood style flooring.

## BEDROOM 3

with double radiator, sealed unit double glazed windows to front aspect.

## BEDROOM 4

with radiator, sealed unit double glazed windows to rear aspect overlooking the gardens and farmland beyond.

## BATHROOM

with white suite comprising bath with separate wall mounted shower unit above, glazed shower screen, ceramic tiled walls around, vanity style unit with inset wash hand basin and cupboard below, tiled splashback, wall mirror above, low level w.c., vertical radiator/towel rail, sealed unit double glazed window with frosted glass to front aspect.

## OUTSIDE

To the front of the property there is a garden area laid to lawn with fencing to the front boundary, pebblestone pathway and gate leading to one side of the property into the rear garden. There is a paved area to the front and covered paved front porch leading to the front door and further garden area to the front and side laid to lawn with very well stocked borders and a variety of shrubs and trees around and a pebblestone pathway leading to the side area where there is a further paved pathway and side access door which leads into Utility Room.

To the far side of the property there is a brick paviour driveway with parking for two vehicles adjacent to which is the DOUBLE GARAGE with high loft space and solar panels above, further wide gated access to the side which in turn leads into the rear garden.


To the rear of the property there is a delightful enclosed garden area which enjoys a high degree of privacy and seclusion and is laid to lawn with a variety of mature shrubs, trees and well stocked borders to side, timber garden storage shed, paved rear terrace and patio area, external lighting and door leading into Utility Area.

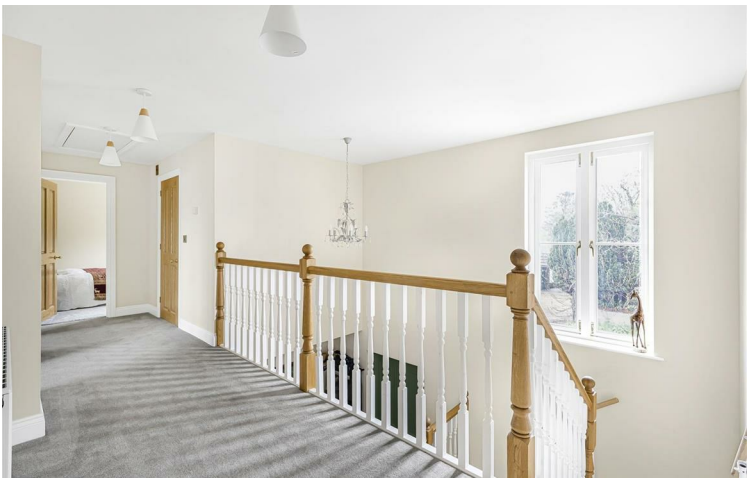








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

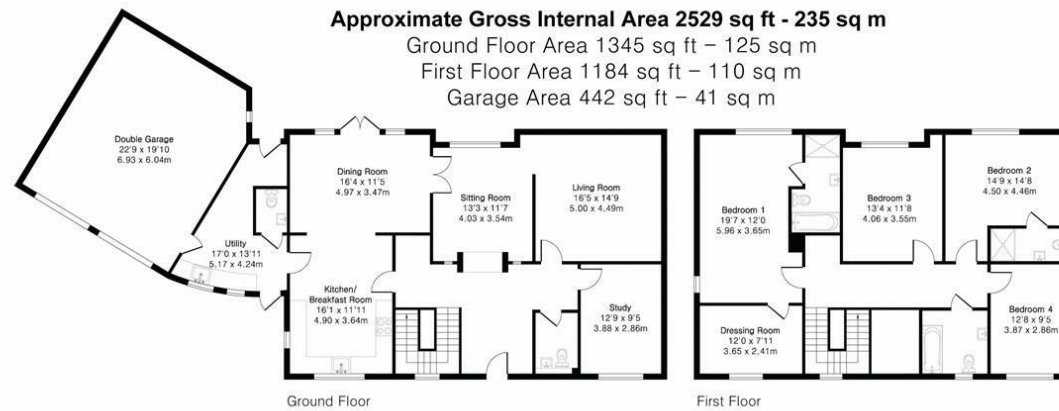


Guide Price £895,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - South Cambridgeshire









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 practice. 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.



**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)

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