



Chapel Hill, Haslingfield

+44 (0) 1223 508050

hello@cookecurtis.co.uk

www.cookecurtis.co.uk

A charming, thatched, Grade II Listed cottage, believed to originate from the late C17. The property is situated in the shadow of the parish church and is set in a 0.20 acre plot with a lovely south facing garden, parking and outbuildings.

Guide Price:
£675,000

Chapel Hill, Haslingfield,
CB23 1JJ



The cottage is very generously proportioned, extending to 1909 sq ft (177 sqm) and provides versatile accommodation, without the low ceilings often associated with this type of property. There are numerous character features, including exposed timbers, brick floors and an inglenook which still has a door to the former bread oven. There are also a number of useful outbuildings which are thought to have formerly been the village smithy.

The front door is set beneath a pretty porch and opens immediately into the kitchen / dining room, which has an impressive inglenook housing a large range cooker with a bressummer over. The brick floor displays wear marks formed by the passage of time and there is a window, giving lovely views over the garden. There is a further kitchen area directly off the dining area and this is fitted with handmade cabinets set under solid beech working surfaces, there is space for appliances and there are windows along the length of one wall which flood the room with natural light.



The sitting room is a nice size with the brick floor continuing through. There is a door to the greenhouse and at the far end there is an opening to the snug which has another impressive brick fireplace, with a raised hearth and canopy over. On the ground floor there is also a lobby with a second staircase leading up to the first floor; the study and a modern ground floor shower room are located off.

On the first floor there is a family bathroom with a bath, w.c. bidet and hand-basin, as well as three good sized double bedrooms all with views over the garden.

Outside, a cobbled courtyard provides parking to the front, with a path leading around the side of the property to the rear. There are also a number of outbuildings, which may provide conversion opportunities subject to obtaining the necessary consents. The rear garden is south facing, very generously proportioned and enjoys a high degree of privacy. It is laid to lawn with mature trees and shrub borders and a vegetable garden at the far end.

The property is set in the conservation area and backs onto the greenbelt.





177 sqm / 1909 sqft

826 sqm / 0.20 acre

Grade II listed cottage

3 bed, 4 recep, 2 bath

Off road parking

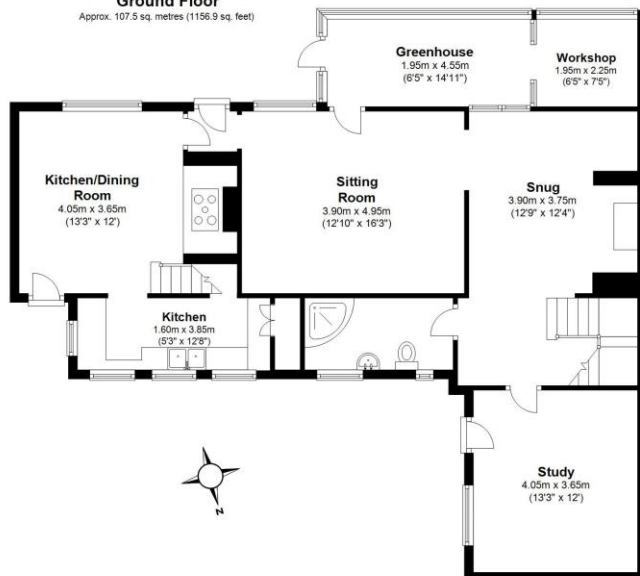
1690s

EPC exempt

Council tax band - E

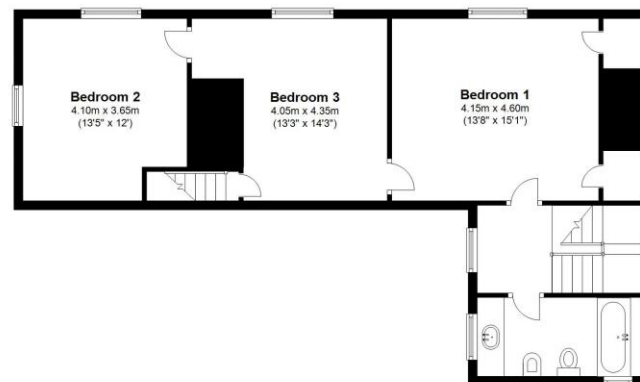
Ground Floor

Approx. 107.5 sq. metres (1156.9 sq. feet)

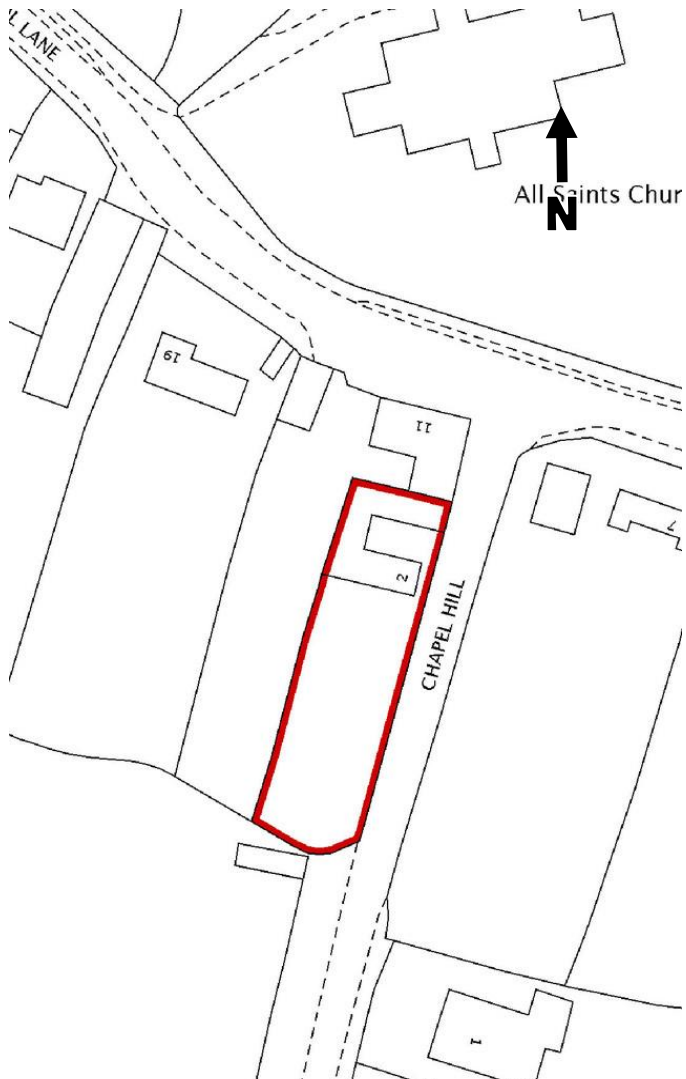


First Floor

Approx. 69.9 sq. metres (752.4 sq. feet)



Total area: approx. 177.4 sq. metres (1909.3 sq. feet)



Haslingfield is a lovely, traditional village about 4 miles south-west of the city boundary. It is far enough out that it feels like a village, but close enough to offer easy access to Cambridge, the A10 or the M11. For cyclists there is a network of bridleways and permissive routes to Grantchester, Trumpington and Harston.

Within the village there is a pre-school and local primary school rated 'good' by Ofsted, there is also a post office and general store, village café and a delicatessen. The thriving community has various sporting and social clubs, groups and societies. There is a village hall, pub, excellent playground, recreation ground and separate skate park.

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