



100a West Drive, Highfields Caldecote, Cambridge, CB23 7NY
Guide Price £775,000 Freehold



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01223 800860

A MODERN INDIVIDUAL, DETACHED BARN-STYLE RESIDENCE GENEROUSLY PROPORTIONED WITH FLEXIBLE ACCOMMODATION, AMPLE PARKING, DOUBLE GARAGE AND AN ENCLOSED, PRIVATE REAR GARDEN.

- 4/5 bedroom detached family home
- 2 reception rooms plus study
- Large kitchen/breakfast room plus utility room
- Ensuite to master bedroom
- Off-road parking and double garage
- Enclosed and private rear garden
- Chain free
- EPC - D / 59

The property occupies a fine, non-estate position, tucked away towards the end of this highly sought-after road within the village. The current owners built the property some twenty years ago to an extremely spacious and well-planned, barn-style configuration. The accommodation is extremely flexible with both ground floor and first floor bedrooms and its many vaulted rooms give the property a light, bright and spacious ambience.

The accommodation comprises, a large welcoming reception hall with coat cupboard, oak flooring, a glazed rear elevation, which looks through to the garden room and garden beyond, and a cloakroom w.c. just off. A triple aspect sitting room has an impressive inglenook-style open fireplace and there are French doors from both the entrance hall and through to the garden room, which boast a vaulted glazed ceiling and French doors out to the garden. The kitchen / dining / family room measures over 24ft x 21ft and is fitted with attractive cabinetry, ample fitted working surfaces with an inset one and a half sink unit with drainer. Integrated appliances include a Neff ceramic hob, double oven, extractor and dishwasher plus space for a fridge-freezer. In the family area of this space, there is a staircase rising to the first floor accommodation and a door that leads out to the generous utility / boot room where there is a door to the outside and where the usual white goods are housed. The remainder of the ground floor consists of a large double bedroom and a study / playroom.

Upstairs, there are four bedrooms (Bedroom 3 and 4 inter-link) and a family bathroom. The vaulted ceilinged master bedroom also boasts a generous ensuite bathroom with both bath and shower.

Outside, the house is set back and screened from the road with a generous gravelled driveway accommodating numerous vehicles and leading to the double garage with an electric up-and-over door, power and light connected. Side access leads to the rear garden, which is mainly laid to lawn with a large, paved patio area, flower and shrub borders and three mature cherry blossom trees.

Location

Highfields Caldecote derives its name from the two parishes that make up the combined village which is located approximately 7 miles west of Cambridge and is situated off the A428 Bedford Road. Its convenient location allows easy access to the City of Cambridge, M11, A1 and A14.

Within Caldecote is a primary school, Parish Church and village shop, a wider range of facilities are available in nearby Cambourne (3 miles) including a Morrisons supermarket, doctors' surgery, day care nursery and hotel. In addition the village falls within the catchment area for the highly regarded and sought after Comberton Village College. It is a village also surrounded by glorious open countryside over which there are many fine walks. Bourn and Comberton Golf Clubs are also about 2 miles away.

Tenure

Freehold

Services

Mains electricity, water and drainage are connected. There is oil-fired heating and hot-water.

Statutory Authorities

South Cambridgeshire District Council.
Council Tax Band - F

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.







Approx. gross internal floor area 274 sqm (2950 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	59	69
	EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



