



3 The Willows, Highfields Caldecote, Cambridge, CB23 7PB  
Guide Price £650,000 Freehold



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**A CONTEMPORARY, FOUR-BEDROOM DETACHED FAMILY RESIDENCE, SET WITHIN A WELL-REGARDED AND ESTABLISHED CUL-DE-SAC WITH AMPLE PARKING, DOUBLE GARAGE, PRIVATE GARDENS AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- Contemporary four-bedroom, detached family home
- Two reception rooms
- Well equipped kitchen / breakfast room, plus utility room
- Master bedroom with balcony and en-suite
- Off road parking, double garage
- Enclosed and private rear garden
- Gas fired central heating (new boiler 2023)
- In the catchment area for Comberton Village College
- EPC - C / 76

The property was constructed in 2005 by award winning Beechdale Homes and makes up part of this highly desirable cul-de-sac of just five other similar, contemporary houses. The house extends to approximately 1,750 sqft.

In brief, the accommodation comprises a generous and welcoming reception hall with stairs to first floor accommodation, cloakroom wc just off. There are two reception rooms, including a dual aspect sitting room and a dining room / family room. There is a well-equipped kitchen / breakfast room fitted with attractive cabinetry, ample fitted working surfaces with an inset one and a half sink unit with mixer tap and drainer, and a range of integral appliances including five-ring gas hob, double oven, microwave, extractor, integrated fridge and dishwasher. There is a utility room adjacent with matching cabinetry, space for the usual white goods and a newly fitted gas-fired central heating boiler (November 2023).

Upstairs off the galleried landing, are four good-sized bedrooms including the master bedroom with a glazed door to the balcony, fitted wardrobe cupboards and an ensuite shower room. The other three bedrooms are serviced by the family bathroom.

Outside, there is a small lawned front garden. To the side is a gravel driveway, providing parking for at least two cars, and leading to the double garage, with up-and-over doors, power and light connected. Gated access leads to the rear garden, which is predominantly laid to lawn with flower and shrub borders, a selection of trees and bushes, generous paved patio and all this is enclosed, enjoying excellent levels of privacy backing onto fields.

#### **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**

All mains services connected.

#### **Statutory Authorities**

South Cambridgeshire District Council.

Council Tax Band - F

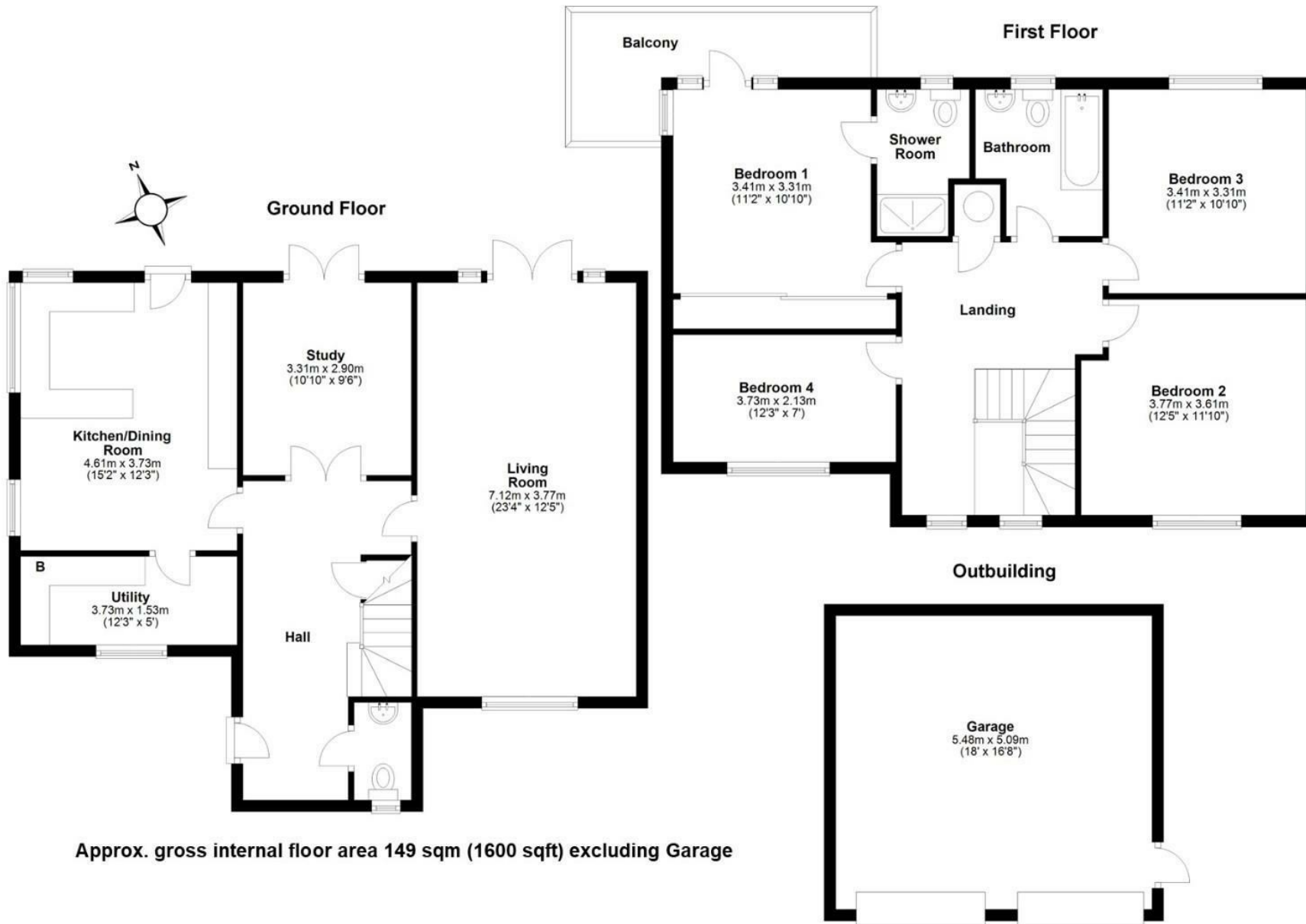
#### **Fixtures and Fittings**

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 149 sqm (1600 sqft) excluding Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B	76	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.

