



14 Moss Drive, Haslingfield, Cambridge, CB23 1JB
Guide Price £650,000 Freehold



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AN ESTABLISHED DETACHED FAMILY HOME, EXTENDED, OFFERING VERSATILE ACCOMMODATION SET WITHIN MATURE GARDENS BACKING ONTO A PLEASANT WOODED AREA AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- Detached house
- 1625 Sqft / 151 Sqm
- Off road parking and garage
- Council tax band - F
- Private rear garden
- 4 beds, 2 baths, 3 recepts
- Oil fired central heating to radiator
- EPC - E / 44
- Chain free

The property occupies a pleasant cul-de-sac position just a short walk to the primary school, recreation ground and village church. The current owners have enlarged the property extending it to approximately 1625 Sqft with off road parking and garage. The accommodation comprises a generous entrance porch to a welcoming reception hall with stairs to first floor accommodation, cloakroom/WC just off. There are three reception rooms including a sitting/dining/family room with wood burning stove and patio doors to the garden. There is a conservatory extension off the dining room which enjoys panoramic views over the garden and wooded area beyond. The kitchen is fitted with base level and wall mounted storage cupboards with inset ceramic one and a half sink unit with mixer tap and drainer, four ring induction hob, double oven, extractor, pull out larder, integrated under counter fridge and space for a dishwasher, washing machine plus a free standing oil fired central heating boiler. There is fibre to the property (FTTP)

Upstairs, off the galleried landing are four bedrooms with an en-suite to the master bedroom and a re-fitted family shower room.

Outside, the property is set back from the road and is laid mainly to lawn with a driveway providing parking for two cars and leading to the garage with up and over door, power and light connected. A side access leads to the rear garden which is laid mainly to lawn with well stocked flower and shrub borders and beds, a selection of trees and bushes, wildlife pond, timber shed and all backs onto a pleasant wooded area and fields beyond.

Location

Haslingfield is a much-admired village lying just 6 miles southwest of Cambridge, surrounded by rolling countryside over which there are many fine walks (including one to nearby Grantchester). The village is well served by a store/shop, café, village hall and a post office. There is a very well-regarded village primary school and the highly regarded Comberton Village College, being top of the league tables for a number of years, is just a few miles away. Rail links to London are available from Cambridge as well as nearby Foxton and Shepreth stations and the M11 motorway (junctions 11 and 12) are within a few minutes' drive. There is also a regular bus service to Cambridge.

Tenure

Freehold

Services

Mains services connected include: electricity, water and mains drainage. Oil fired central heating

Statutory Authorities

South Cambridgeshire District Council

Council tax band - F

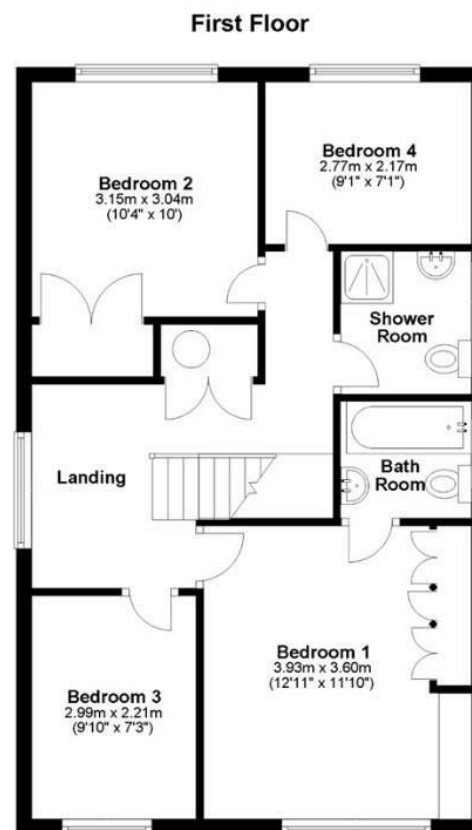
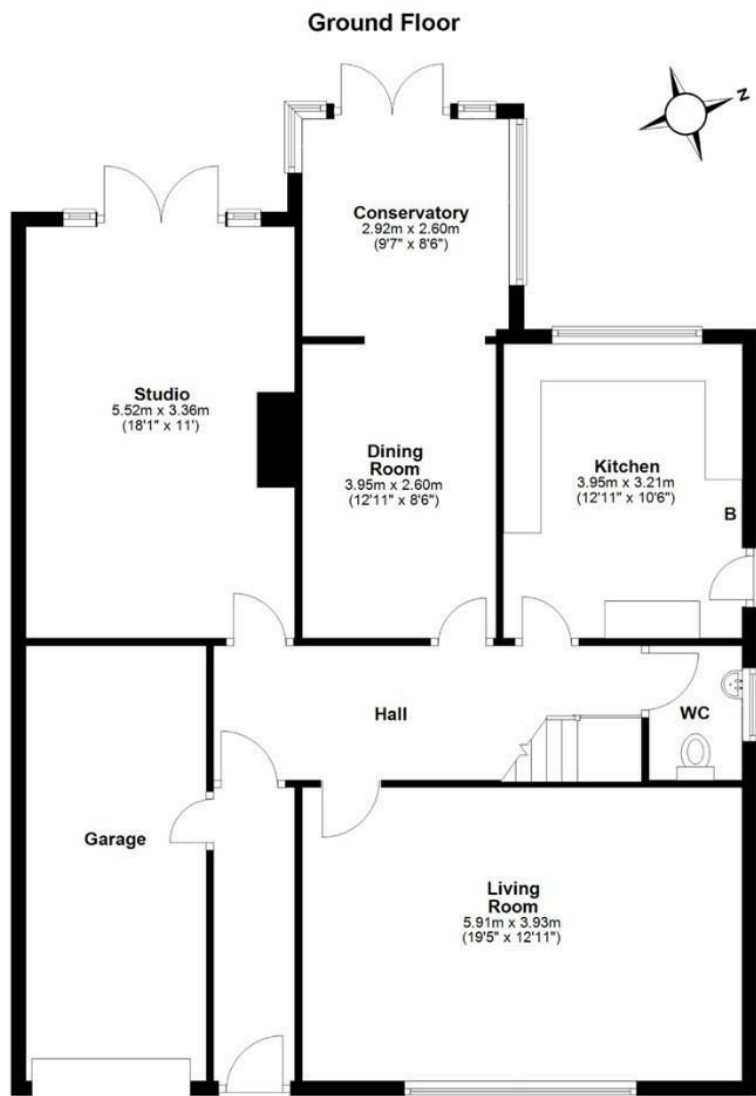
Fixtures and Fittings

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 151 sqm (1625 sqft) excluding Garage

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		

72

44

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.

