



16 The Knapp, Haslingfield, Cambridge, CB23 1JH  
Guide Price £299,950 Freehold



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**A CHARMING MID-TERRACED PERIOD COTTAGE, MUCH IMPROVED AND WELL-PRESENTED ENJOYING A TRANQUIL NO-THROUGH ROAD POSITION, LOCATED CENTRALLY WITHIN THE VILLAGE.**

- Period cottage
- 650 sqft / 59 sqm
- Gas-fired central heating to radiators
- Council tax band - B
- Plot size - 0.02 acres
- 2 bedrooms, 1 bathroom 2 reception rooms
- New roof, new bathroom, new boiler
- Off-road parking
- Courtyard garden
- EPC -C/70

The property enjoys a quiet and peaceful position, tucked away along a private lane just a short walk from the centre of the village. The current owners have made several improvements, most notably a new roof, a new bathroom suite and a new gas-fired central heating boiler. Furthermore, the property has been recently redecorated and presents very well.

The accommodation comprises a uPVC double-glazed, stable-styled front door to the sitting room with a feature fireplace housing a wood burning stove and solid wood flooring, and stairs to first floor. The kitchen is fitted with attractive cabinetry, fitted work surfaces with an inset circular sink unit, four-ring gas hob, double oven and space for a fridge freezer and a washing machine. The kitchen opens to a further reception room with a mono-pitched roof incorporating a skylight plus French doors to the rear courtyard walled garden. The bathroom has been refitted and comprises a low-level WC, panelled bath with mains-fed shower over, a vanity wash hand basin, attractive wall and floor tiles plus a heated towel rail.

Upstairs off the landing are two double bedrooms including the master bedroom with fitted wardrobe and exposed brick chimney breast.

Outside, the front garden is laid to lawn with a block-paved pathway to the front door. The rear garden has been designed with ease-of-maintenance in mind and is laid mainly to paviour and enclosed by walling and enjoying excellent levels of privacy.

**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**

Main services connected include: water, electricity, gas and mains drainage.

**Statutory Authorities**

South Cambridgeshire District Council.  
Council Tax Band -B

**Fixtures and Fittings**

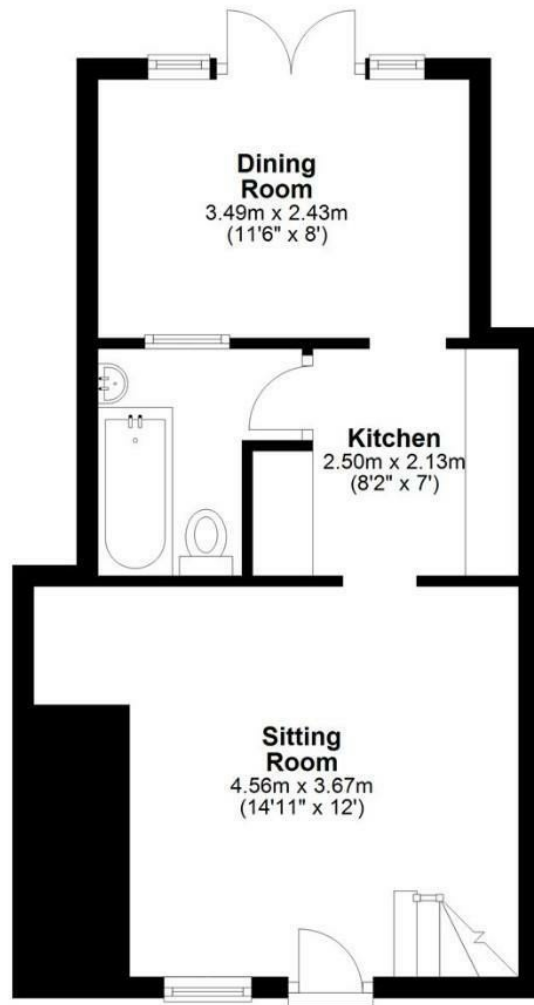
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

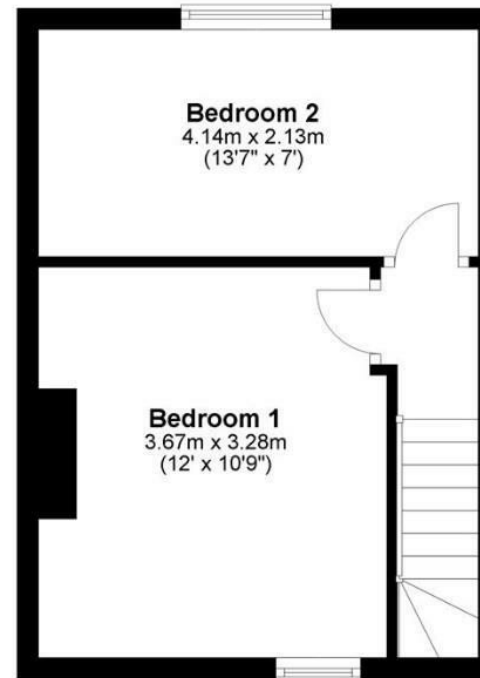
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



## Ground Floor



## First Floor



Approx. gross internal floor area 59 sqm (625 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(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		EU Directive 2002/91/EC



