



32 High Street, Toft, Cambridge, CB23 2RL  
Guide Price £575,000 Freehold



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01223 800860



**A CHARMING GRADE II LISTED SEMI-DETACHED COTTAGE, BEAUTIFULLY PRESENTED THROUGHOUT RETAINING MANY ORIGINAL FEATURES, SET WITHIN A GENEROUS GARDEN AND LOCATED CENTRALLY WITHIN THIS EXTREMELY POPULAR VILLAGE.**

- Grade II listed semi-detached cottage • 1075 Sqft /100 Sqm • 3 beds, 1 bath, 2 receipts • Well equipped kitchen and utility room • Oil fired central heating to radiators • Ample parking • Council tax band- C • Mature and private gardens • Many original features • Chain free

The property occupies a fine non-estate position located centrally within this highly sought-after village. The property dates back to the 18th century and is Grade II listed. The current owners have sympathetically extended the property to the rear, yet taking great care to preserve many of its original features. The accommodation comprises a welcoming reception hall with ceramic tile flooring opening to the kitchen/breakfast room which enjoys views over the garden. The kitchen is fitted with attractive cabinetry, solid wood work surfaces and ceramic butler sink, plus a four ring ceramic hob, oven, extractor with space for a fridge/freezer and dishwasher. Additionally there is a utility room with space for the usual white goods adjacent. From the inner hallway/snug are stairs to the first floor accommodation, storage cupboard under, attractive stained glass window and a family bathroom just off. There are two generous reception rooms including a sitting room with feature fireplace, housing a wood burning stove and both boast exposed timber beams and most attractive original brick floor.

Upstairs, off the landing are three good sized bedrooms, all with solid wood flooring.

Outside, the property is set back from the road and screened by hedging, beyond which is a small lawned front garden with flower and shrub borders. There is a gravelled and block paved driveway which provides off road parking for several vehicles. Gated access leads to the rear garden which is laid to lawn with flower and shrub borders and beds and mature trees and bushes. There is a large timber garden store with adjoining tool shed, potting shed and all enjoys good degrees of privacy.

#### **Location**

Toft is a highly desirable village situated approximately 6 miles west of Cambridge. Educational facilities are available with good primary schools at Comberton and Bourn and secondary education is available at Comberton Village College. There is easy access to the M11 with Junction 12 about 10 to 15 minutes drive away. Main line railway stations are available at Royston and Cambridge providing services to Kings Cross and Liverpool Street. Eversden Close is a particularly quiet and tranquil close.

#### **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 - C

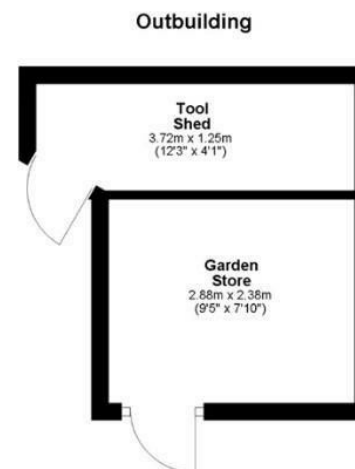
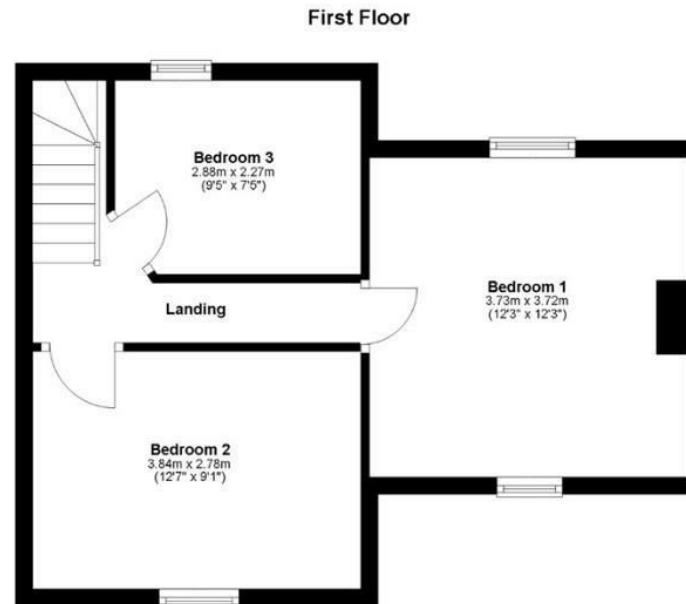
#### **Fixtures and Fittings**

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 100 sqm (1075 sqft) excluding Outbuilding**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



