



Hare Hall, 18 The Avenue, Madingley, Cambridgeshire CB23 8AD
Guide Price £2,850,000 Freehold



rah.co.uk
01223 800860

A SUBSTANTIAL, INDIVIDUALLY DESIGNED DETACHED FAMILY HOME CONSTRUCTED IN 2019 AND OFFERING WELL CONSIDERED ACCOMMODATION OF ABOUT 4951 SQ FT, SET WITHIN BEAUTIFULLY LANDSCAPED GARDENS AND GROUNDS OF ABOUT 1.33 ACRES, IN THIS WELL REGARDED WEST CAMBRIDGESHIRE VILLAGE.

Hare Hall is an extensive detached house offering exceptional quality living accommodation completed to a particularly high specification and level of finish, providing spacious and versatile accommodation over two floors. Built with brick elevations under a tiled roof, the individually designed property boasts high ceilings and 8ft doorways, creating a light and airy feel throughout.

The reception foyer and generous galleried reception hall are in the centre of the home, with doors leading off to the living accommodation. The stunning open plan kitchen/breakfast room/family room with dual aspect and doors to the rear terrace, is fitted with quality high gloss cabinets, with central island/breakfast bar, a range of Miele appliances including 6 ring hob with extractor over, 3 ovens, warming drawer, fridge/freezer, dishwasher steamer, combination microwave and wine fridge.

There is an impressive sitting room with sliding doors to the rear garden, walk in bay and wide oak engineered floorboards; a separate triple aspect dining room/conservatory with tiled floor and bi-fold doors to the rear terrace, as well as a boot room, utility room and cloakroom. From the kitchen there is a side lobby leading to the studio/gym with exposed timber joists, vaulted ceiling and bi-fold doors to the front.

On the first floor there is a galleried landing with doors leading to the principal bedroom suite with walk-in wardrobe, large en-suite bath/shower room and sliding doors leading to a balcony overlooking the gardens. There are three further double bedrooms, all with built-in wardrobes and two further shower rooms.

Outside, the property is approached via timber electric gates, which lead to the generous driveway. The front garden is beautifully landscaped with mature laurel hedging and brick walling to the front, an area of lawn with specimen trees, formal flower and shrub beds enclosed with box hedging adjacent to the front elevation, and a dry bed planted as a Japanese garden. Gated pedestrian access to the side of the property leads to the rear garden.

The meticulously manicured and landscaped rear gardens are a particular feature of the property. There is a formal area directly behind the property, with an extensive paved terrace and immaculate lawn, enclosed with hedging, a number of part pleached lime trees and brick walling. Gated access leads through to a further lawned garden area, with a charming brick built summer house, with paths curving to either side, with mature trees and well stocked shrub beds. The grounds also include further well stocked shrub and herbaceous beds, garden shed, greenhouse, fruit cage and cart lodge, bordering open countryside.

There is also a detached triple garage block, with garden store located to the rear of the property and accessed via a further gated driveway. All in all, an exceptional family home and grounds, the likes of which are rarely available.

LOCATION:

Madingley is an attractive north-west Cambridgeshire village located approximately 4 miles west of the historic University city of Cambridge. The entire village lies within a Conservation Area and local facilities include the highly regarded Three Horseshoes restaurant/public house, a village hall with children's playground. For schooling, Madingley is in catchment for Coton C of E primary school and Comberton Village College, with further independent schooling for all ages available in the city including The Perse, St Faiths, Stephen Perse Foundation and The Leys. There is also the independent Stephen Perse nursery within the village itself. Sixth form colleges can be found at Comberton Village College, as well as on Hills Road and Long Road in the city. Cambridge also offers excellent shopping facilities including a busy daily market, and The Grand Arcade and Grafton Centre shopping malls. For everyday shopping there is a Tesco Extra and Sainsburys available in Bar Hill and Eddington.

For the commuter, Madingley is well placed for access to the A14 to the east and M11 to the north and south which in turn leads to access down to London and Stansted Airport. Cambridge Station is approximately 7 miles away with regular services in London from 50 minutes, whilst Cambridge North Station is easily accessed from the A14 and has plenty of parking.









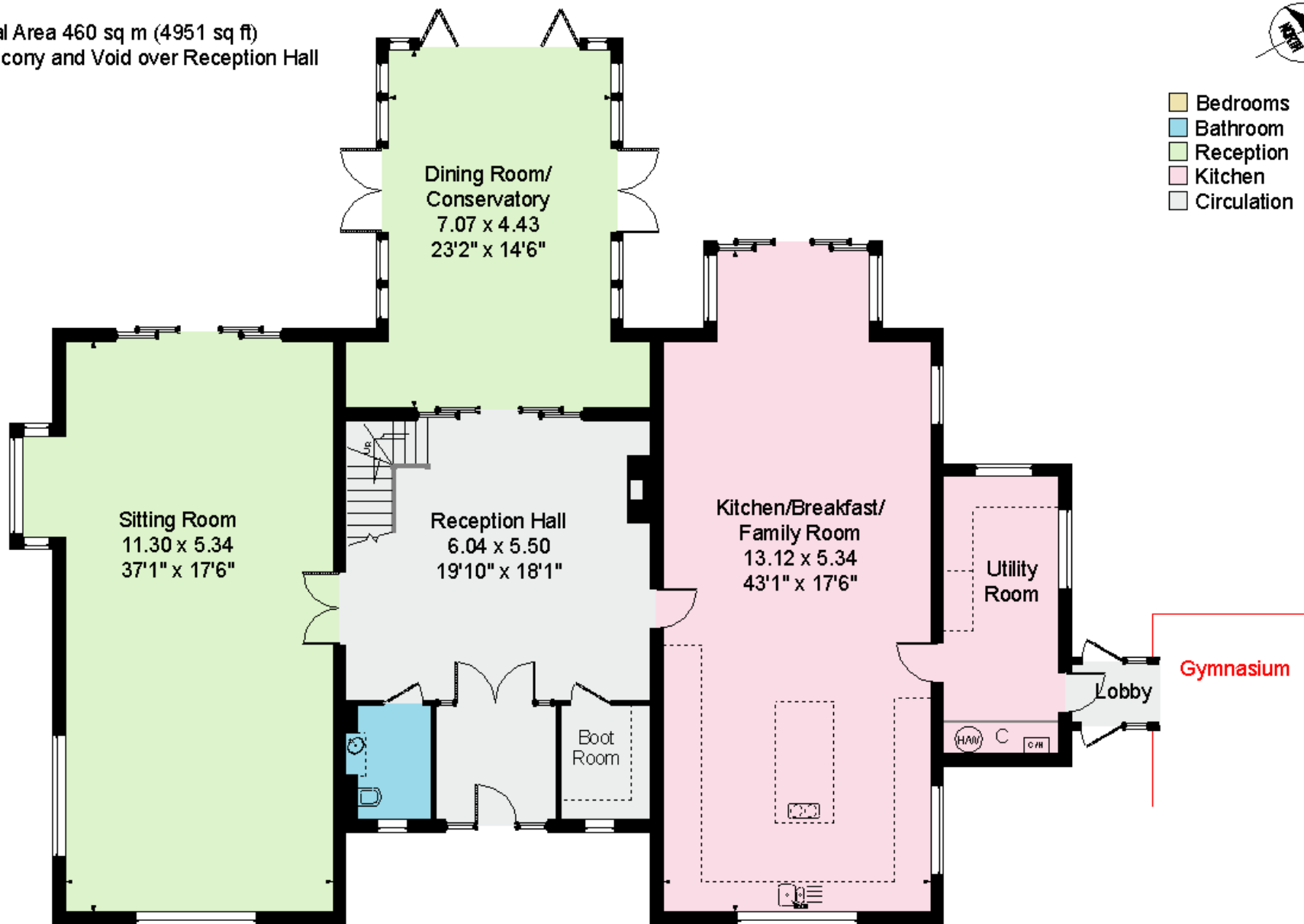




Gross Internal Area 460 sq m (4951 sq ft)
excluding Balcony and Void over Reception Hall



- Bedrooms
- Bathroom
- Reception
- Kitchen
- Circulation

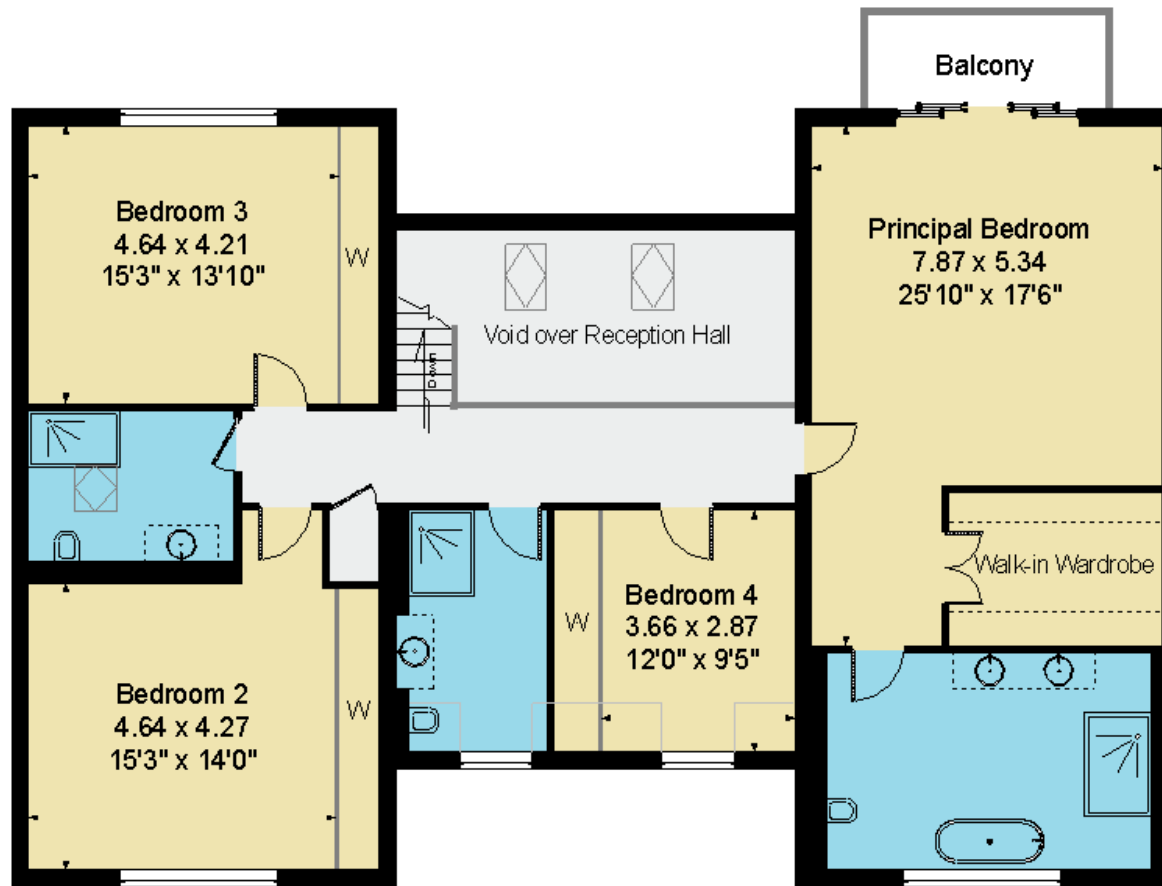


Ground Floor

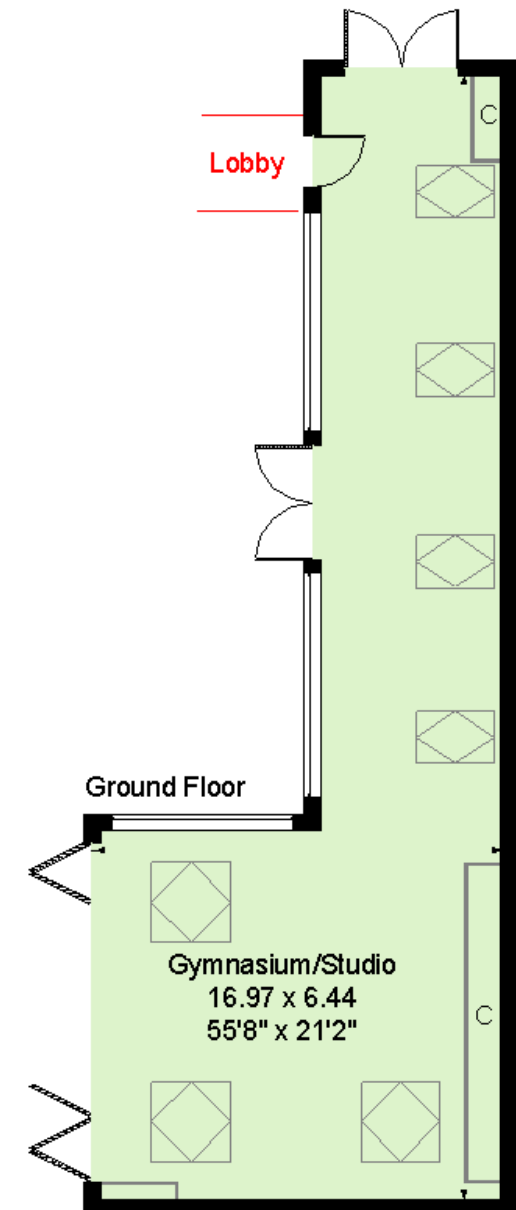
NOT TO SCALE: For guidance purposes only

© 2024: Premier Floor Plans 07967 196672

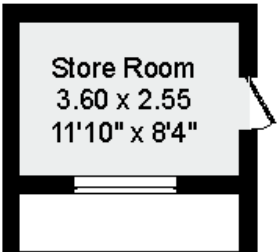
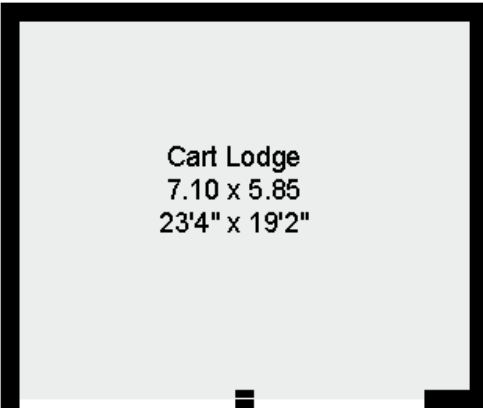
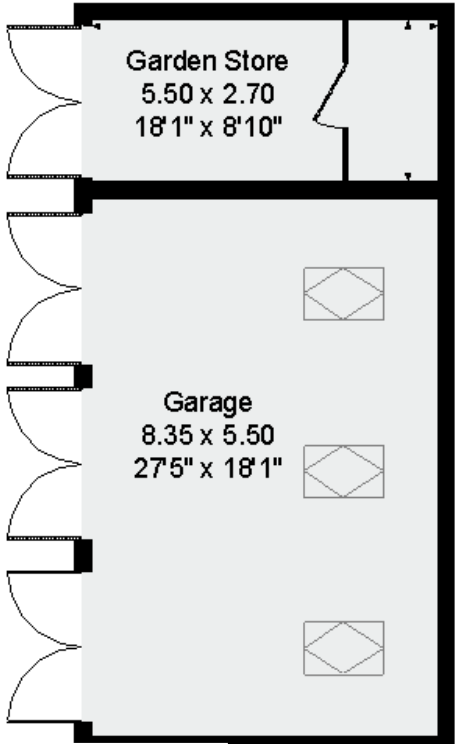
These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey,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



First Floor



Outbuildings



SERVICES:
Mains electricity, water and drainage are connected. Electric air source to ground and first floor underfloor heating.

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

TENURE:
Freehold with vacant possession on completion.

VIEWING:
Strictly by appointment through the vendors joint selling agent, Redmayne Arnold and Harris.

STATUTORY AUTHORITIES:
South Cambridgeshire District Council
Council Tax Band: G (2024/2025 - £3962.77)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(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		



