



Plot 4, Burnt Farm, High Street, Harlton, CB23 1AF
Guide Price £650,000 Freehold



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A HIGHLY INDIVIDUAL AND SYMPATHETICALLY DESIGNED NEW BUILD BARN-STYLE PROPERTY, BUILT AND FINISHED TO A HIGH SPECIFICATION THROUGHOUT, OFFERING STUNNING SPACE AND FORMING PART OF AN EXCEPTIONAL NEW DEVELOPMENT OF JUST FOUR NEW HOMES IN AN ATTRACTIVE COURTYARD SETTING.

- Ready for occupation, chain free
- Highly individual with stunning space
- Sought-after village
- Air source electric heat pumps
- New home developed by Biggs Winter Ltd
- Courtyard setting
- High quality kitchen
- Fully-vaulted open plan kitchen/living/dining room
- Luxury bath and shower rooms
- 10-year Q assure structural warranty

The property has been carefully and sympathetically designed with a barn-style façade to reflect the former farmyard setting of the development and offers very individual, flexible space across one floor looking out towards a private, walled courtyard garden. With careful choices on build and finish materials, traditional style has been cleverly and seamlessly blended with today's modern living requirements resulting in a beautiful, light and bright home of high specification.

An impressive entrance hall leads to all the accommodation throughout the property, firstly a superb fully-vaulted and spacious open-plan kitchen/dining/living room with feature wood burning stove and two sets of double French doors opening out to a large paved wrap-around terrace beyond. This fantastic heart of the home features a high specification kitchen expertly designed to a fully-vaulted, light-filled space, with contemporary cabinetry, large induction hob with down-draught extraction, a range of suited integrated appliances and quartz worksurfaces. A generous utility with matching cabinetry is adjacent. Immediately off the entrance hall is a spacious guest wc, and the hall then leads around towards the sleeping accommodation.

Firstly there is a well-appointed contemporary three-piece family bathroom featuring Porcelanosa sanitaryware and tiling with contemporary fittings. Bedrooms 2 and 3 are both double bedrooms; bedroom 2 benefitting from French doors opening out to the terrace and garden beyond. The entrance hall then leads on to the principle bedroom 1 featuring built-in wardrobes and a luxuriously fitted en-suite. Double French doors open out to the garden terrace beyond.

Outside, the property is set within a private courtyard scheme shared by just three other new-build properties and two conversions. There is a private, attractive walled garden to the front of the property predominately laid to lawn and benefitting from a large wrap-around stone paved terrace. To the other side of the walled garden there is a single garage with electric doors providing generous storage and parking for one car plus parking in front for one. There is secure-entry gated pedestrian access for the development in between Plots 2 and 3 leading onto the High Street.

Location

The property is well located close to the centre of the village. There is a popular primary school close in Haslingfield (1.25 miles), with a Good Ofsted rating. Secondary schooling, Ofsted rating – Outstanding, is at Comberton Village College (2.5 miles). Local shopping is at Haslingfield, Barton (3 miles) and Comberton. Cambridge City centre is easily accessible (6 miles).

TENURE

Freehold

SERVICES

All mains services are connected.

LOCAL AUTHORITY

South Cambridgeshire District Council
Cambridgeshire County Council

TIMING

Now ready for occupation

VIEWING

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

Specification

External Finishes

- High quality facing bricks and timber cladding in traditional style
- Slate to main roofs
- High insulation specification timber frame construction
- Double glazed timber windows
- Timber double glazed French doors
- Automated up-and-over doors to garage

Internal Finishes

- Internal walls finished in emulsion
- Smooth plastered ceilings
- High quality oak veneer internal doors

Floor Finishes

- Ceramic/engineered oak flooring to hall, living/ dining room with ceramic flooring to kitchen, utility, bathrooms and cloakroom
- Ceramic flooring to kitchen area
- Tiled flooring to utility room, bath/shower rooms and cloakroom
- Carpet to all other rooms

Kitchen

- Contemporary Bell kitchen units
- Quartz work surfaces
- Franke 1 ½ bowl stainless steel undermount sink with mixer tap
- 'Bora' induction hob with downdraft extractor
- Oven and compact oven with microwave function
- Integrated dishwasher and fridge freezer
- Wine fridge

Utility Room

- Bell fitted floor and wall units. Stainless steel sink unit.
- Plumbing and space for washing machine
- Space for tumble dryer
- Quartz work surface

Bathrooms/Shower Rooms

- Contemporary white sanitaryware
- Hans Grohe chrome mixer taps and fittings
- Mains pressure showers to family bathroom and en-suite
- Wall fitted bath taps
- Vanity unit with hand basin
- Electric shaver point
- Chrome heated towel rails
- Half and full tiling to walls

Heating and Water Systems

- Zoned underfloor heating throughout the property
- Highly efficient electric air source heat pump
- Wood burner to living room

Electrical

- Television points to principal rooms and bedrooms
- Outside lighting
- CAT-5 data provision throughout
- Alarm system

Landscaping

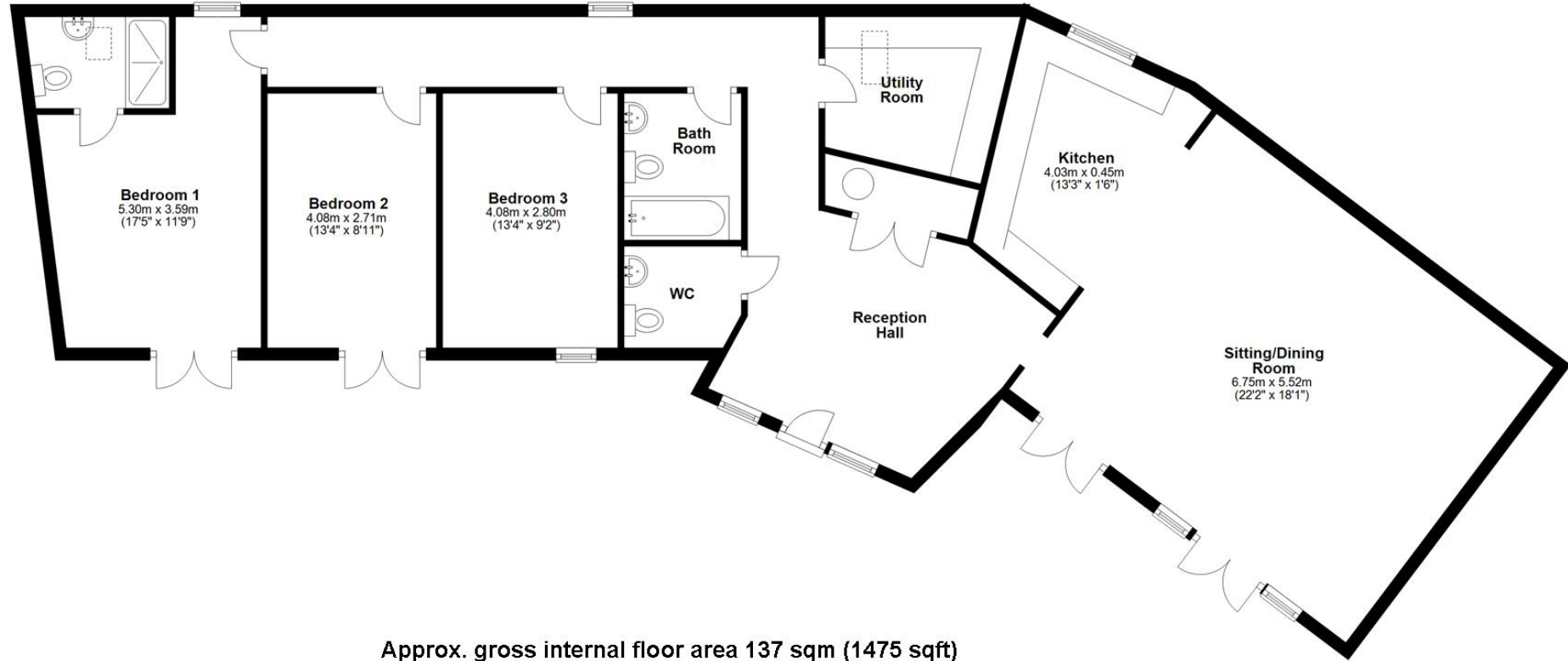
- Paved terraces
- Walled garden
- Landscaped garden with patio area

Warranty

- 10-year Q assure structural warranty

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Ground Floor



Approx. gross internal floor area 137 sqm (1475 sqft)

