



East Hatley, East Hatley, SG19 3JA

£675,000

 4  2  3  C

LATCHAM  
DOWLING

ESTATE AGENTS



Latcham Dowling are delighted to offer for sale this "Stunning" four bedroom detached home situated in the peaceful hamlet of East Hatley. The property is wanting for nothing and the current owners really have future-proofed this home. There are Solar Panels with the added benefit of a battery storage unit meaning the cost of electric is massively reduced. There is a wall mounted EV charger and also Fibre Optic internet to the property.

On entering the property, you are met with quality such as oak flooring. There is a study to the right and to the left is a kitchen with a range of German built kitchen units and a host of Siemens appliances such as oven and microwave, induction hob, integrated Siemens fridge and Miele dishwasher. The utility room has a "Siemens" freezer, plumbing for washing machine, and additional appliance space. The lounge is wonderful with a contemporary inset, dual fuel stove. The conservatory is a wonderfully relaxing room that looks over the stunning rear garden.

Upstairs there are four bedrooms with the master having fitted wardrobes and an En-suite with underfloor heating. There is also a family bathroom.

Outside there is the garden that is simply "Stunning" as well as being extremely private with a tranquil summerhouse. There is a good-sized double garage that has storage above. East Hatley is in South Cambridgeshire, it lies between the villages of Gamlingay and Croydon, approximately 15 miles south-west of the city of Cambridge and approximately 12 miles south-east of the town of St Neots. There is a village Post Office/store and the walks in the area are wonderful. There are four mainline stations within in a short drive. These are Royston, Sandy, Biggleswade and St Neots. The property is also within the Comberton Village College catchment. This is not only a beautiful home but the location is stunning with countryside in all directions yet with easy access to larger towns.

Entrance

Entrance Hall







W.c

Study

8'6 x 6'10 (2.59m x 2.08m)

Kitchen

10'2 x 9'10 (3.10m x 3.00m)

Utility Room

6'6 x 5'2 (1.98m x 1.57m)

Lounge/Diner

23' x 16'4 (7.01m x 4.98m)

Conservatory

12' x 10'7 (3.66m x 3.23m )

First Floor

Landing

Bedroom One

13'1 x 9'10 (3.99m x 3.00m)

En Suite

Bedroom Two

13'7 x 9'1 (4.14m x 2.77m)

Bedroom Three

10'8 x 9'6 (3.25m x 2.90m)

Bedroom Four

9'1 x 7' (2.77m x 2.13m)

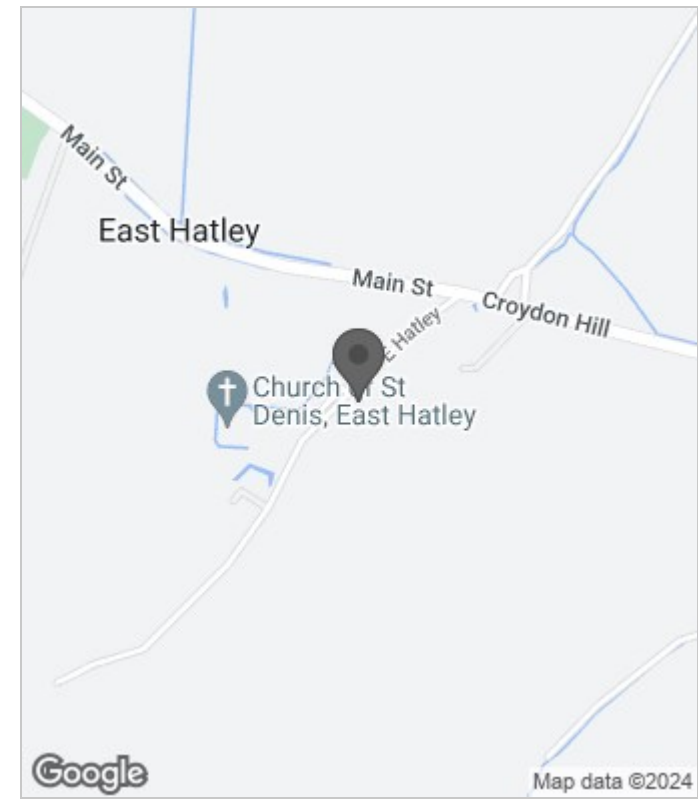
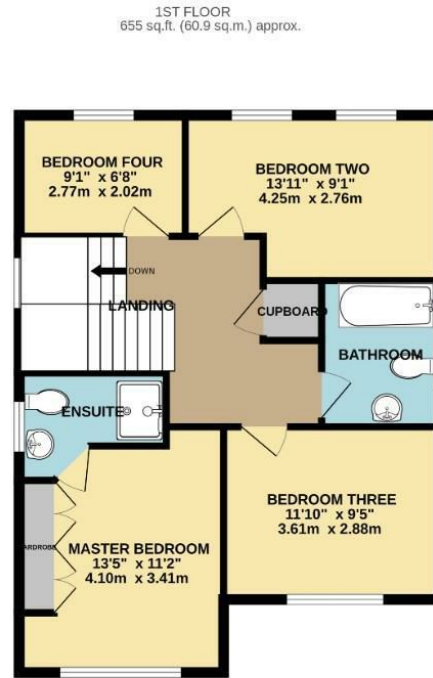
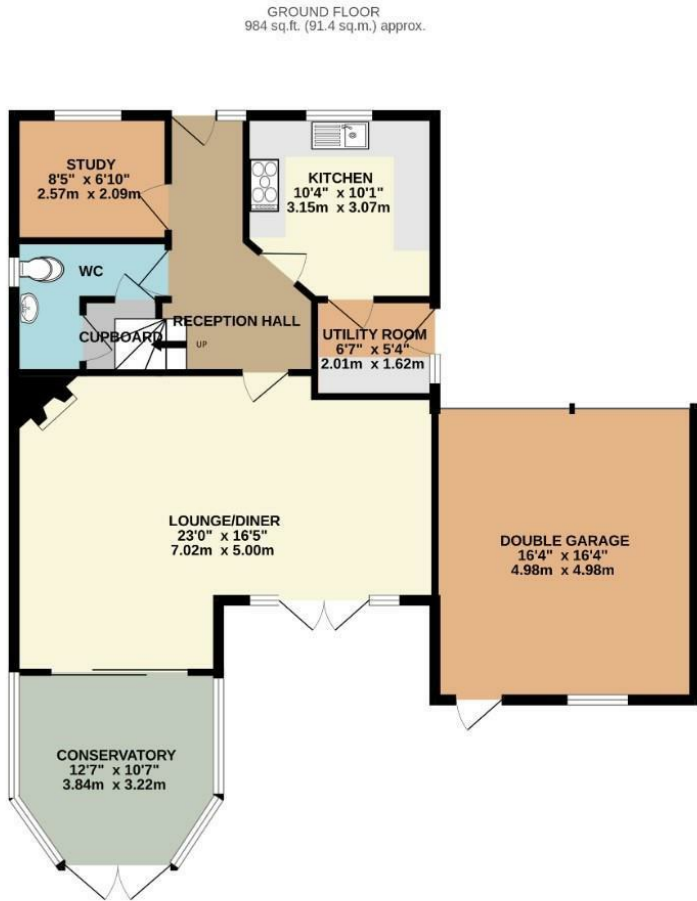
Family Bathroom

Outside

Front Garden

Rear Garden

Double Garge



TOTAL FLOOR AREA: 1639 sq.ft. (152.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

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>	<b>72</b>	<b>80</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.