



East Hatley, East Hatley, SG19 3JA
£645,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

*****GORGEOUS DETACHED FAMILY HOME IN TRANQUIL RURAL SETTING*****

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 just beautiful 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

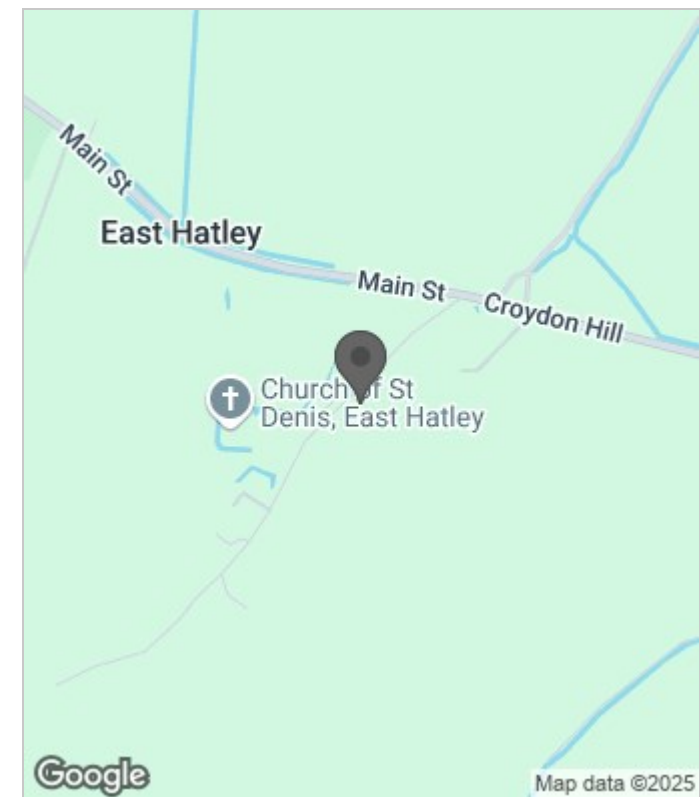
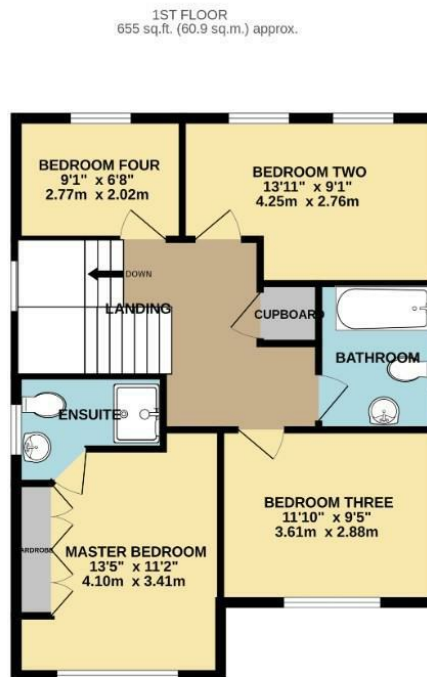
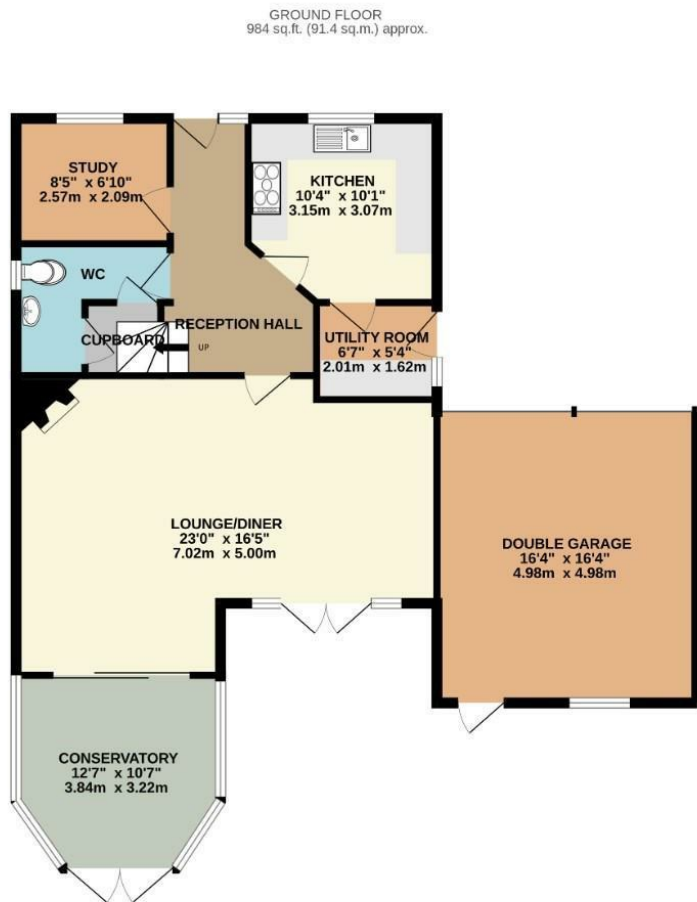
Outside

Front Garden

Rear Garden

Double Garge





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(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	

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