



28 Station Road
Haddenham, CB6 3XD

Guide price £500,000



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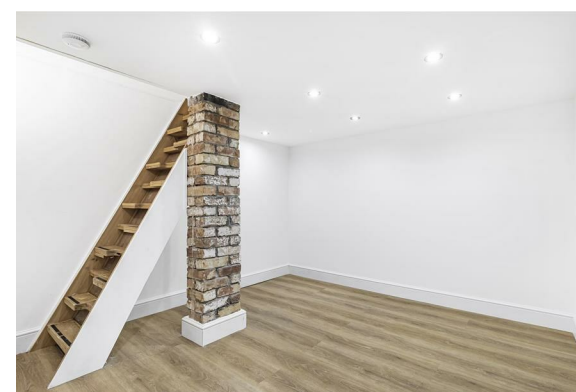
- No chain
- Period home
- Elevated position
- Field views

An attractive 3-bedroom period home, with a driveway and generous plot with views over open fields, and enjoying an elevated position on Station Road, located in the sought-after village of Haddenham.

The property provides excellent flexible living space across three floors. There is a formal living room with multi-fuel burning stove and a separate study located at the front of the property. The dining room has lots of character and a cast iron stove with exposed brick surround and bespoke fitted cupboards. From the dining room is access to the cellar and first floor.

The kitchen is fitted with a matching range of wall mounted and base units, sink unit and drainer, space for a free standing American style fridge/freezer, and plumbing for appliances. A conservatory and basement complete the lower ground and ground floor accommodation.

On the first floor are three good-sized bedrooms with the master benefitting for an en-suite





shower room and there is also a family bathroom with a four piece suite comprising bath, separate shower cubicle, pedestal handwash basin and low level WC.

Set within an attractive and generously sized plot, this charming cottage enjoys a truly idyllic setting, backing directly onto open farmland and offering far-reaching countryside views.

The beautifully maintained grounds provide ample space for outdoor living, with a variety of established trees, shrubs, and open lawn areas. A particular highlight is the versatile barn/outbuilding, ideal for storage, workshop use, or conversion potential (subject to necessary consents), the main area being 31' x 22' and smaller storage barn being 13'5" x 10'10", alongside a delightful summer house – perfect for relaxing or entertaining. The property also boasts ample off-road parking for multiple vehicles, ensuring both convenience and practicality in this peaceful rural location.



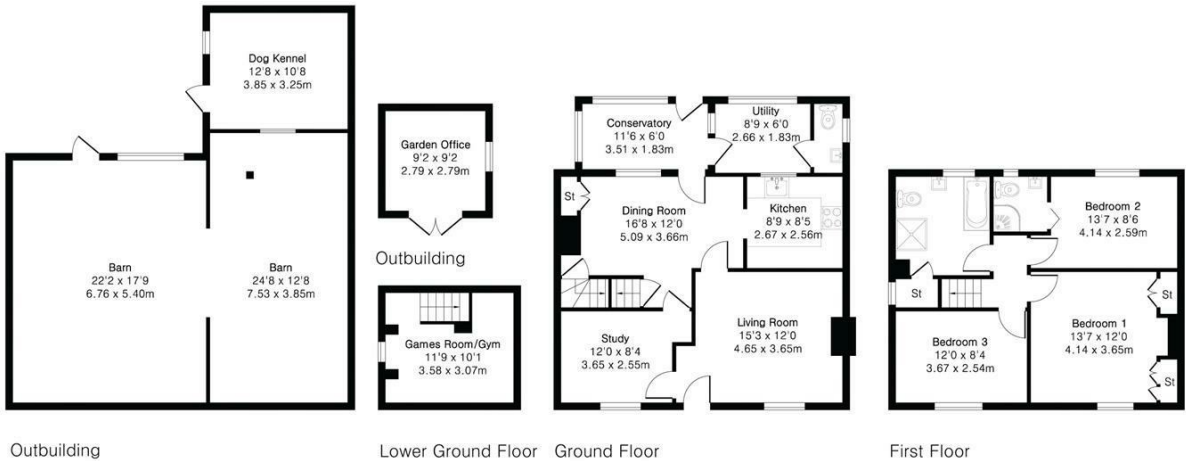
**Approximate Gross Internal Area 1345 sq ft - 125 sq m
(Excluding Outbuilding)**

Lower Ground Floor Area 118 sq ft – 11 sq m

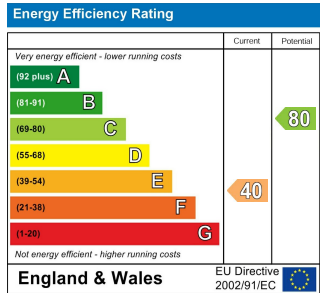
Ground Floor Area 693 sq ft – 64 sq m

First Floor Area 534 sq ft – 50 sq m

Outbuilding Area 935 sq ft – 87 sq m



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

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