



St. Neots Road, Hardwick

Guide Price **£600,000-£625,000** **Freehold**

**Sharman  
Quinney**

# Key Features



- Versatile property in a desirable Village Location
- Driveway with Parking for Multiple Cars
- Single, good size (5.1 x 3m), Garage with electric door
- Recently Renovated Shower Room

Hardwick is within the Catchment of Comberton Village College and offers a variety of village amenities including, The Blue Lion Pub, sports and social club, General Store and Post Office. There is a frequent bus service into Cambridge. Hardwick is a village and civil parish in the county of Cambridgeshire, located about 6 miles west of Cambridge City Centre. The village lies immediately south of the A428 road between Cambridge and St Neots. It is about 4 miles east of the newly developed town of Cambourne.

## Ground Floor

Entrance Hall  
Leading to;

Bedroom 4 - 10.11" x 10.03" (3.33m x 3.12m)



Window to Front

Bedroom 5 - 10.11" Max x 10.03" Max (3.33m Max x 3.12" Max)  
Window to Front

Bedroom 3 - 13.00" Max x 9.11" (3.97m Max x 2.87m)  
Multifunctional room which could be used as; a Bedroom, Playroom, Study or Additional Reception Room. Window to Side.

Lounge - 14.02" x 12.11" Max (4.33m x 3.87m Max)  
Featured fireplace with access to;  
Dining Room - 10.09" x 15.03" (3.28m x 4.66m)  
Window to rear with scenic views of the garden.

Study Area - 10.08" x 8.10" (3.25m x 2.70m)  
French Doors to garden.

Kitchen - 18.02" x 9.01" (5.60m x 2.80m)  
Fitted with a matching range of base and eye level units and 3 windows to the side.

Shower Room - 5.11" x 4.04" (1.82m x 1.33m)  
Fitted with a three-piece suite comprising of shower cubicle, wash hand basin, WC and window to side.

Family Bathroom - 8.09" Max x 7.00" (2.68m Max x 3.00m)  
Fitted with a three-piece suite comprising of a bath, wash hand basin, WC and window to side.

Utility Room - 7.08" x 9.09" (2.15m x 2.77m)





**Ground Floor**

**First Floor**

The converted Stables now offer a Workshop and Utility Room, providing space for Chest Freezer, Drinks Fridge and Tumble Dryer.

**First Floor**

Master Bedroom - 11.06" x 11.03" (3.50m x 3.42m)  
Full width built-in wardrobes with window to rear.

Shower Room - 6.03" Max x 6.02" Max (1.90m max x 1.87m Max)  
Renovated last year, the shower room is fitted with a three-piece suite comprising shower cubicle, wash hand basin, WC.

Bedroom 2 - 8.04" x 10.10" (2.54m x 3.30m)  
Window to Front.

**Outside**

Workshop - 23.04" x 10.02" (7.11m x 3.09)  
The converted stables now offer a generous workshop space with electric power sockets and lighting throughout.

**Garden**

The generous rear enclosed garden offers an initial patio and seating area overlooking the pond. Going down the walkway you pass the workshop and are then greeted with an additional seated patio area. The garden is mainly laid lawn with mature trees and shrubs with two greenhouses and a shed.


To view this property call Sharman Quinney on:  
**01954 710620**

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# Selling your property?

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