



Highfield Road, Impington
CB24 9PF

Pocock+Shaw

16 Highfield Road
Impington
Cambridge
Cambridgeshire
CB24 9PF

A fabulous detached family home featuring a large established garden, situated on a quiet road and occupying a non estate position towards the edge of this highly sought after village.

- Extended Victorian detached house
- Stunning established rear garden
- Three double bedrooms
- Garage and garden studio
- Gas central heating
- Sought after location
- Period features
- 4 Miles from central Cambridge (market square)

Offers Around £685,000



The property, which has been skilfully extended, retains numerous period features and offers easy access to a wide variety of local amenities including Impington Village College, along with access to Cambridge centre via the guided bus.

Impington is a well regarded village conveniently located about 4 miles from the centre of Cambridge and providing secondary education at Impington Village College. The village is very well placed for access to major routes including the A14, A428 and the M11 motorway. The adjoining village of Histon benefits from a wide variety of amenities including a range of local shopping, banks, library, butcher, bakery, public houses, restaurants and a primary school. The guided bus provides easy access to Cambridge, St Ives and the Cambridge North railway station.

Living Room 24'3" x 12'6" (7.39 m x 3.81 m) An impressive 24ft double length room featuring a period cast iron fireplace with decorative tiled slips and hearth, exposed floorboards, sash window to the front, partly glazed door to the front, door to stairwell, multi paned sash window to the rear and door to inner hall

Inner Hall Stripped and painted floorboards, radiator, door and window to side

Utility/ Cloakroom 11'0" x 5'9" (3.35 m x 1.75 m) Stripped and painted floorboards, Belfast sink with cupboard under, and tiled splashback, WC, plumbing for washing machine, wall mounted Weissman boiler

Kitchen/ Dining room 24'3" x 8'8" (7.39 m x 2.64 m) Stunning room with wonderful views of the garden comprising a range of base units, extensive working surfaces, inset Belfast sink with mixer tap, plumbing for the dishwasher, space for a range style cooker, space for a fridge freezer, Travertine tiled flooring, double glazed sliding doors to the family room, range of double glazed doors giving access to the garden, radiator

Family Room 22'5" x 8'0" (6.84 m x 2.45 m) Stripped and painted floorboards, double glazed French doors to the rear, part glazed vaulted ceiling, range of inset Velux roof windows, radiator, door to the garage

First Floor Landing Sash window to the side, panelled wall, access to the loft

Bedroom One 17'4" x 8'8" (5.28 m x 2.64 m) Full width range of windows with views to the rear garden, eaves storage, radiator

Bedroom Two 14'4" x 11'4" (4.37 m x 3.45 m) Sash window to the front, period cast iron fireplace, radiator

Bedroom Three 12'5" x 7'1" (3.78 m x 2.16 m) Stripped and painted floorboards, sash window to the rear, radiator

Bathroom Three piece bathroom with a WC, wash basin, bath with tiled surround, shower screen and wall mounted shower, sash window to the side radiator

Outside The stunning rear garden extends to approximately 96ft and comprised a large paved patio/BBQ area with a gated side access and tap. This leads to well tended lawns and flanked by well stocked flower and shrub borders and featuring an array of established trees including eucalyptus and yucca. There is a curved brick pathway leading to a second paved seating area and the detached timber STUDIO (15'2 x 11'3) which benefits from power and light.

Garage 23'2" x 11'0" (7.06 m x 3.35 m) Good sized single garage with double timber doors and power connected

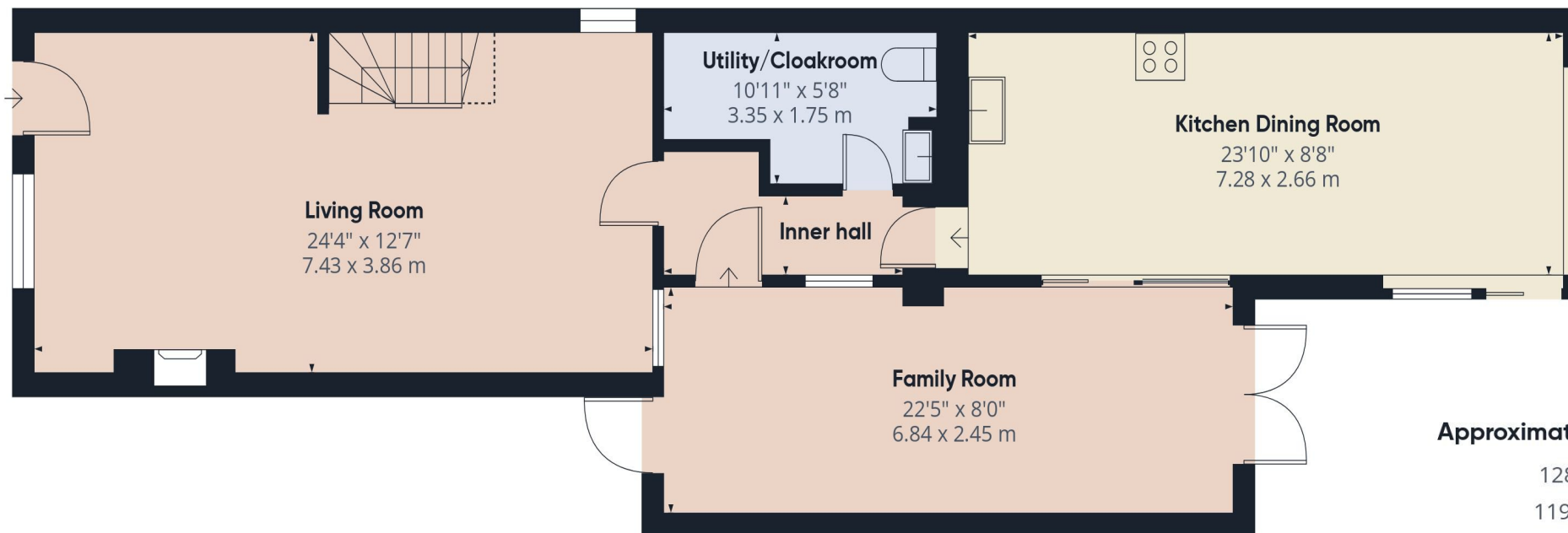
Tenure The property is Freehold

Council Tax Band E

Viewing By Arrangement with Pocock + Shaw







Approximate total area

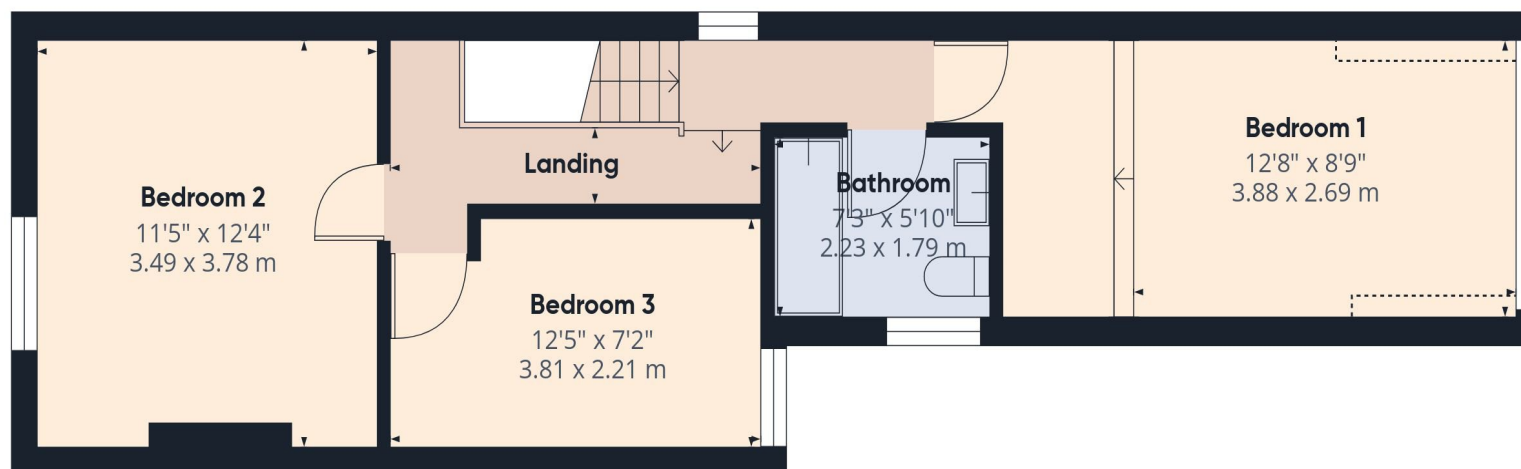
1283 ft²

119.2 m²

Reduced headroom

16 ft²

1.5 m²



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested