

# GRAY TOYNBEE



Oak House Highfields Road, Highfields Caldecote,  
Cambridge, CB23 7NL

Guide price £950,000









## Oak House, Highfields Road, Highfields Caldecote, CB23 7NL

A brand new 5-bedroom family house offering 2775sq. ft of beautifully appointed accommodation set in wonderful, large and established plots.

This luxury home forms part of a high-quality, exclusive scheme of just four homes, set a long way back from the road on a private road, constructed to a bespoke specification by a well-known and highly regarded local developer.

The accommodation is perfect for a large busy family, and modern demands and working styles are at the heart of the design. The specification is first class and of the highest quality throughout, providing modern, efficient systems and equipment synonymous with the very best new homes of this type.

There is a large open porch leading to an impressive hallway with a galleried landing above. The kitchen/dining room is at the heart of the home and has glazed double doors and full-height windows from the hallway and is a truly impressive space approaching 500 sq. ft. The kitchen is beautifully crafted with hardwood units, finished in Farrow & Ball colours, which includes extensive cabinetry and a large island with a breakfast bar. There are a host of high-quality appliances including double ovens and induction hob with downdraft extraction from brands such as Bosch and Elica. Six pane bi-fold doors span the room and provide wonderful views and access to the rear garden and there is ample space for a large dining area and a lovely soft seating/social space. The large living room has a triple aspect which helps create a bright and welcoming feel.

There are also two further reception rooms, designed to be used as studies or to provide a playroom or breakout space for teenagers, an occasional ground floor bedroom or a small home gym.

There is a well-equipped utility room and cloakroom to complete the ground floor.

What3Words: ///sedative.smuggled.tenure

Upstairs the quality and space continue, with a large wrap-around landing leading to all 5 double bedrooms. The principal suite is most impressive and has two walk-in wardrobes and a large en-suite shower room. The guest room also has an en-suite. There are three further bedrooms and a large family bathroom with a large separate shower.

There is a large block paved driveway providing parking for up to six cars, this leads to the large double cart lodge where there is loft storage, cable for EV charger connection and a door to the rear garden.

The landscaped gardens envelope the home at the front side and rear, they are turfed and there is a large paved terrace adjoining the rear of the house. enclosed by a combination of close-boarded fencing and post and rail there is plenty of space to create a formal garden, children's play area and also a kitchen garden/allotment space. There is a wide gated access to the rear garden to provide access for machinery etc.





Caldecote is a small and popular village to the west of Cambridge, it has a Primary School and various local clubs and facilities. There is local shopping nearby. Access to Cambridge and London has improved significantly in recent years with the upgrading of the A14 and A428, meaning that Cambridge Science Park is about 14 minutes away by car as is Cambridge North Station, and the M11 is less than 5 miles. SAT NAV: CB23 7NX What3words: ///mingles.educated.held



To arrange your own private viewing please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.



# Specification

## Construction

Traditional design with buff brick façade and slate roof coverings  
Galvanised steel guttering and downpipes  
AAA+ casement UPVC windows and composite front doors.  
Powder-coated aluminum bi-fold doors to kitchen/dining/family room  
Roof lights supplied by Velux  
Timber storm porch with lead detail and lighting  
Black weatherboarded double cart lodge with slate roof

## Landscaping

Turfed gardens with established trees retained where possible  
Close boarded or post and rail fencing to all boundaries  
Close boarded timber personal gates to rear gardens  
Block paved driveway  
Sandstone pathways and patio

## Property

Freehold  
LABC 10-year warranty  
South Cambridgeshire District Council  
Private road with Estate Management Company to be established-  
shared responsibility and costs

## Flooring

Oak style LVT herringbone flooring in reception area,  
kitchen/dining/family room, cloakroom, and utility room  
Tiled floors to bathroom and shower rooms  
High-quality carpets to all other areas

## Electrical

CAT 6 network wiring throughout with connection hub in study  
Wired smoke and heat detectors  
All downlights are LED  
TV aerial socket to main rooms  
External 'wall wash' lighting to front and rear of home  
External power socket

## Heating and water

Worcester Bosch gas boiler, Joule pressurised hot water cylinder  
Zone-controlled underfloor heating to the ground floor  
Radiators with TRV's to first floor  
Towel rails to bathroom and en-suites  
Outside tap

## Kitchen and utility room

Hand-painted, Farrow & Ball colour, bespoke shaker style kitchen units including draw units  
with contrasting colour to island unit  
Quartz worktops with undermounted stainless steel sink unit  
Integrated Bosch appliances including double oven, dishwasher, full-height fridge, full-  
height freezer  
Elica induction hob with down draft extraction

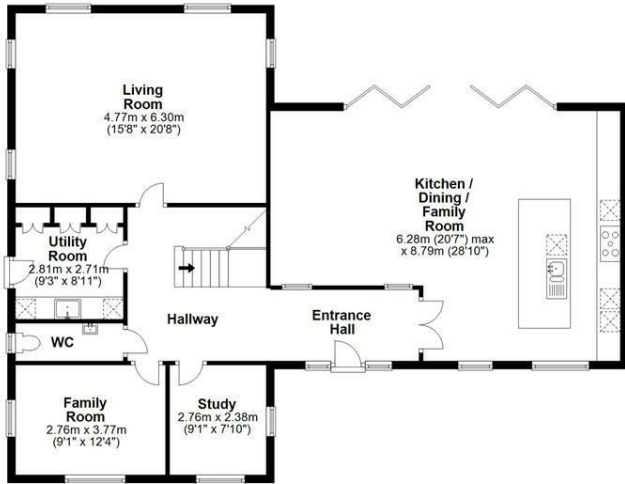
## Bathroom, en-suite and cloakroom

Modern white Carden sanitaryware  
Low-profile shower trays to en-suites  
Vanity basin units  
Francis Peglar taps  
Bristan shower fittings



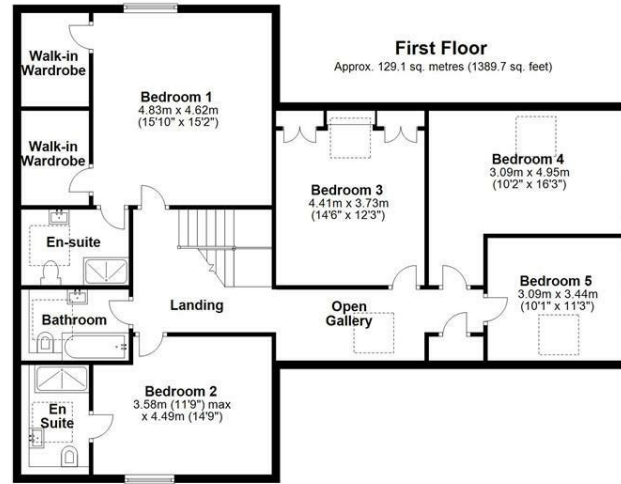
**Ground Floor**

Approx. 128.7 sq. metres (1385.4 sq. feet)



**First Floor**

Approx. 129.1 sq. metres (1389.7 sq. feet)



**Outbuilding**

Approx. 41.5 sq. metres (446.4 sq. feet)



Total area: approx. 299.3 sq. metres (3221.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



Southwinds, Caldecote



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154-156 Victoria Road, Cambridge, CB4 3DZ  
Tel: 01223 439 888 Email: [theteam@grayandtoynbee.com](mailto:theteam@grayandtoynbee.com)

