



Highfield, Robins Lane  
Lolworth, CB23 8HH

**Guide price £700,000**

# Highfield Robins Lane

Lolworth, CB23 8HH

- Countryside setting
- 1700sqft bungalow
- Large mature garden
- Double garage

A detached 4-bedroom bungalow with versatile accommodation, a double garage, a large mature garden, and views of the Church.

Extending to 1700 sqft, Highfields offers significant, and versatile, accommodation in a lovely, quiet setting. The design and layout suit modern family life but also multi-generational living as the creation of annexe-style accommodation within the existing footprint would seem to be quite straightforward.

The entrance hallway, with a useful coat cupboard, has beautiful parquet flooring that continues into the living area which itself is over 25ft in length and has a fireplace. Sliding doors open to the sunroom with three roof lanterns and doors to the garden.

The kitchen is fitted with oak-fronted units and has space for various appliances, there is also room for a breakfast table. Off the kitchen is a utility room, and a second shower room and a WC. There is a dining room/second reception room, beyond which is the fourth bedroom/reception room which would be great as a teenager space, or home office.





The three main bedrooms are all located off the inner hallway, and there are two doubles and a large single. Each bedroom has integrated wardrobes. The family shower room has been beautifully refitted with a walk-in shower, WC, and vanity unit.

There is double glazing and a warm air heating system.

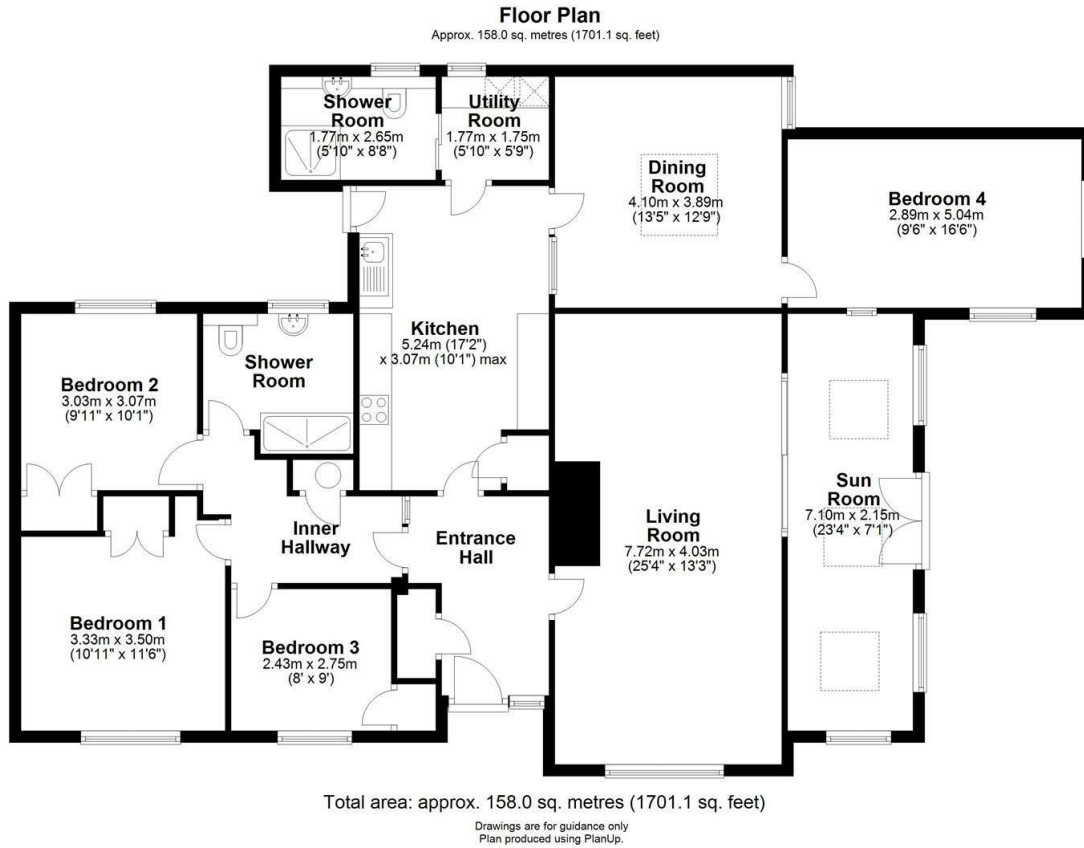
Outside the property has the most wonderful, mature garden that has been well-planned and planted over the years. There is a mix of lawns, border plants and larger trees. The gardens wrap around the property on three sides.

There is a driveway which provides parking and access to the double garage located in the western plot. The neighbouring property has right of way over the driveway for access.

Lolworth is a small village approximately 7 miles north of Cambridge. The local amenities of Bar Hill are not far away as are the wide and varied shopping options of Cambridge itself. WhatThreeWords: ///crispy.brisk.sides and Sat Nav: CB23 8HH



# Floor Plan



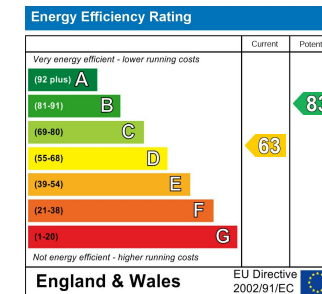
# Area Map



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.

Tenure: Freehold  
Council tax band: F

# Energy Efficiency Graph



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