



Southwind, Highfields Road, Caldecote, CB23 7NX

Guide price £750,000





Southwind, Highfields Road, Highfields, Caldecote, CB23 7NX.

A detached barn-style conversion offering almost 2200 sq.ft of beautifully appointed accommodation set in good size, mature gardens and with a double car port.

This attractive refurbishment is finished to an excellent standard and specification. the accommodation is versatile and has a lovely open-plan reception space, with the flexibility for multigenerational living.

There is a large entrance hall with a staircase to the first floor. The large living space has a dual aspect which helps create a bright and welcoming feel. Four pane bi-fold doors 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 kitchen is beautifully crafted with hardwood units, finished in Farrow & Ball colours, which includes extensive cabinetry, a wine cooler 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. The utility/boot room is large and well-appointed, it is finished to match the kitchen and has a door to the garden.

The ground floor also boasts a large bathroom and bedroom four, which could be used as a separate reception space and has doors to the garden. There is a large double bedroom (3) with an adjoining wetroom, both have wide doorways suitable for disabled access.

Upstairs there are 2 more bedrooms, both are doubles and have Velux windows flooding them with light. The main bedroom has a luxuriously appointed en-suite bathroom with a freestanding bath.

Outside there are good-sized gardens to the front side and rear, enclosed on all sides they have been re-turfed and large Oak and Willow trees have been retained, creating a lovely mature feel.

There is a double carport and separate block paved driveway providing ample parking.





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: ///spouse.downhill.spicy



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.

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# Specification

## Construction

Traditional design with black weatherboarding and slate roof covering  
AAA+ casement UPVC windows and composite front doors.

Powder-coated aluminum bi-fold doors to kitchen/dining/family room

Roof lights supplied by Velux

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

South Cambridgeshire District Council

Private road with Estate Management Company to be established-  
shared responsibility and costs

## Flooring

Oak style LVT herringbone flooring in the reception area,  
kitchen/dining/living room, cloakroom, and utility room

Tiled floors to bath and shower rooms

High-quality carpets to all other areas

## Electrical

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

Radiators with TRV's

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

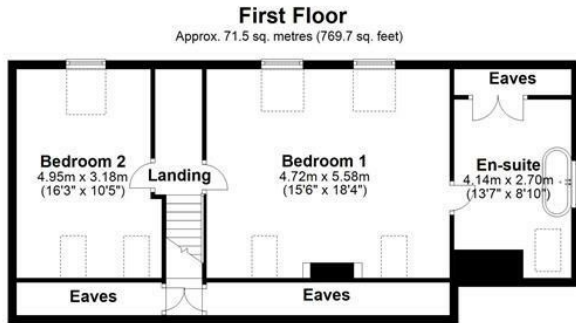
Modern white Carden sanitaryware

Low-profile shower trays to en-suites

Vanity basin units

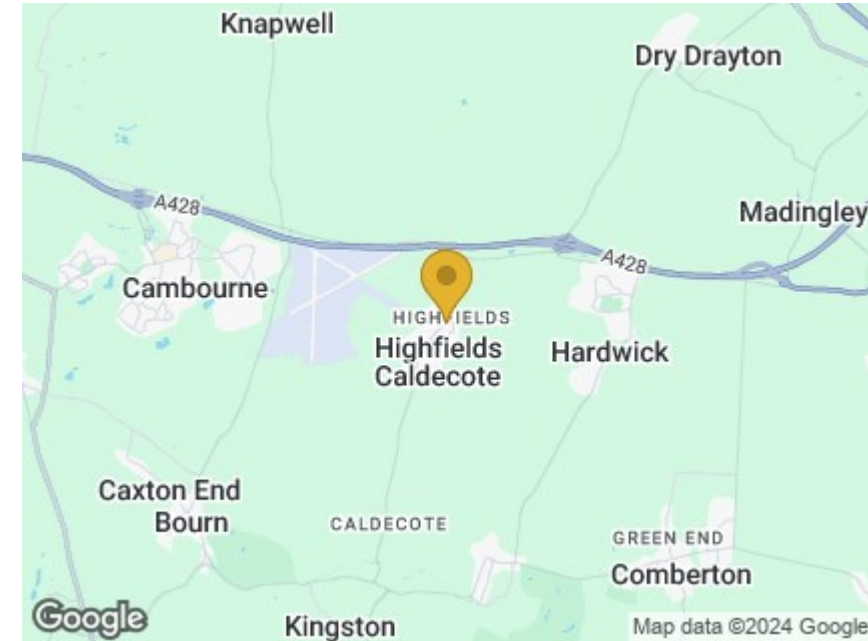
Francis Peglar taps

Bristan shower fittings



Total area: approx. 202.9 sq. metres (2184.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



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