

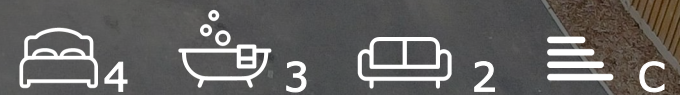


GRAY
TOYNBEE



Southwind Highfields Road
Caldecote, CB23 7NX

Guide price £675,000



Southwind Highfields Road

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.

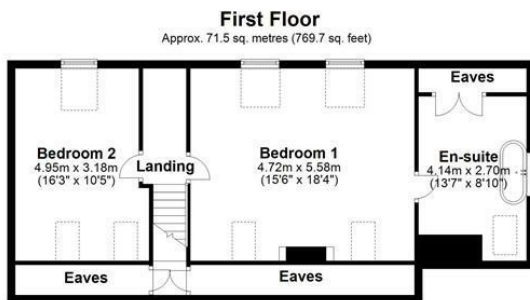
Upstairs there are 2 more bedrooms, both are doubles and have Velux windows flooding them with light. The main bedroom has a luxuriously appointed en-suite bathroom with a freestanding bath.

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.

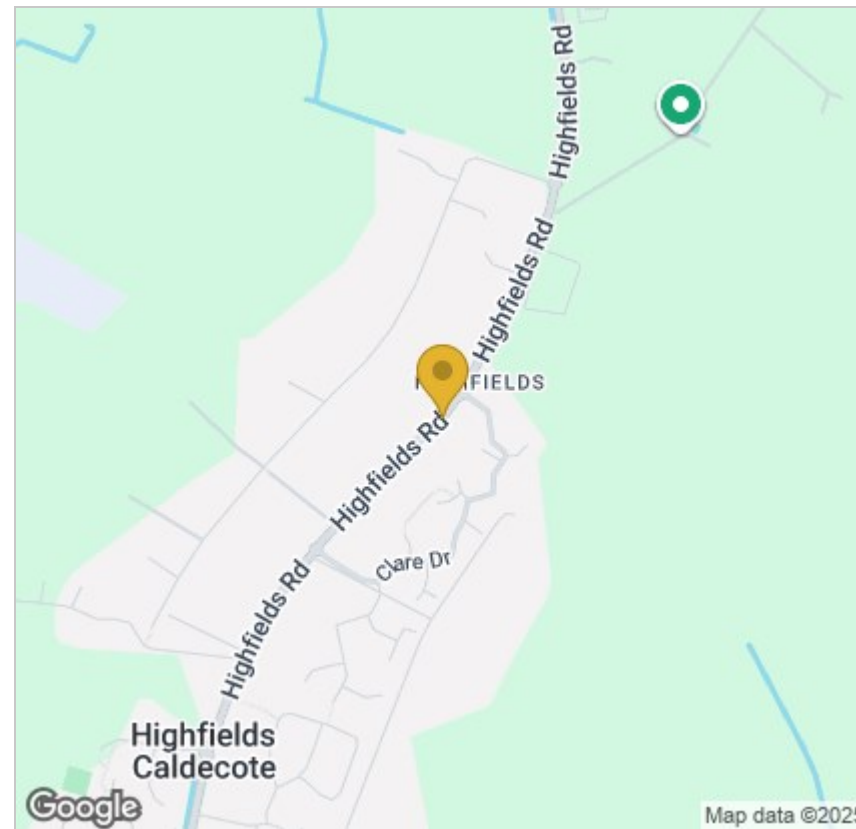
Caldecote is a small and popular village to the west of Cambridge, it has a Primary School and various local clubs and facilities. There is local shopping nearby. Access to Cambridge and London has improved significantly in recent years with the upgrading of the A14 and A428, meaning that Cambridge Science 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](https://www.what3words.com/?w3w=///spouse.downhill.spicy)



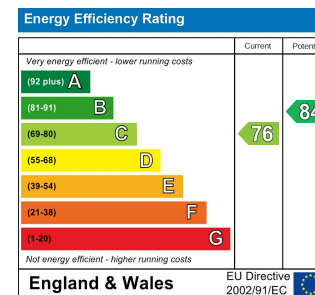


Total area: approx. 202.9 sq. metres (2184.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp



Energy Efficiency Graph



Tenure: Freehold
Council tax band: New Build

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