



75 Church Road, Hauxton, Cambridge, CB22 5HS  
Guide Price £650,000 Freehold



rah.co.uk  
01223 800860

**AN ESTABLISHED, DETACHED SINGLE STOREY RESIDENCE, OFFERING DECEPTIVELY SPACIOUS AND BEAUTIFULLY PRESENTED ACCOMMODATION, SET WITHIN A MATURE AND PRIVATE GARDEN BACKING ONTO THE NATURE RESERVE IN THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- 3 bedroom, 2 bathroom bungalow
- 1375 sqft / 128 sqm
- Built in the 1980's TBC
- Off road parking and double garage
- Conservatory
- Well equipped kitchen/breakfast/family room
- 0.18 acre plot
- Gas-fired central heating
- EPC - C / 69
- Chain free

The property occupies a prominent, non-estate position overlooking St Edmunds church, a place of worship for over one thousand years and very much the village landmark. The property offers extremely versatile and deceptively spacious accommodation and all is beautifully presented throughout with scope for further enlargement, subject to planning consents. The property is set back from the road with ample parking, a double garage and a beautiful, mature garden.

In detail, the accommodation comprises a welcoming reception hall with ceramic tile flooring and a wet room and a WC just off. There are three double bedrooms, one of which has an ensuite bathroom. This room is currently set up as a work/hobby room and also has a utility area. The kitchen/breakfast/family room is very much the heart of this lovely home and fitted with contemporary cabinetry, ample fitted working surfaces, including a granite topped peninsular/breakfast bar with a ceramic one and a half sink unit with a mixer tap and drainer and a range of integrated appliances. These appliances include a five-ring gas Rangemaster Toledo stove with matching extractor, microwave, espresso maker and a dishwasher, plus there is space for an American style fridge/freezer and a drinks fridge. There is a discreetly positioned wall-mounted gas-fired combination boiler, which was fitted just two years ago along with new radiators throughout. The sitting/dining room is a spacious room with a fireplace incorporating a gas fire, solid wood flooring and French doors to the garden.

Outside, there is a generous block paved driveway accommodating three to four vehicles, double garage with electric up-and-over door, power and light connected. Gated side access leads to the mature and private rear garden, which is mainly laid to shaped and manicured lawns with flower and shrub borders and beds, a selection of mature trees, shrubs and hedging. There is a covered terrace, which also accommodates an outside kitchen with fitted cupboards, a single sink unit and an integrated fridge. This is the perfect place for summer evening entertaining and alfresco dining. There is a greenhouse and all is enclosed by fencing and enjoys excellent levels of seclusion.

**Location**

Hauxton is a highly sought-after South Cambridgeshire village situated just 4 miles from Cambridge City centre. Excellent shopping facilities are provided by the neighbouring village of Great Shelford and rail links to London Liverpool Street are available from the mainline train station there. The property is only about 1.8 miles from Waitrose Supermarket. In addition there is easy access to the M11, Addenbrooke's Hospital, Cambridge Biomedical Campus and the Park and Ride at Trumpington.

**Tenure**

Freehold

**Services**

Mains services connected include: gas, electricity, water and drainage.

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band - F

**Fixtures and Fittings**

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

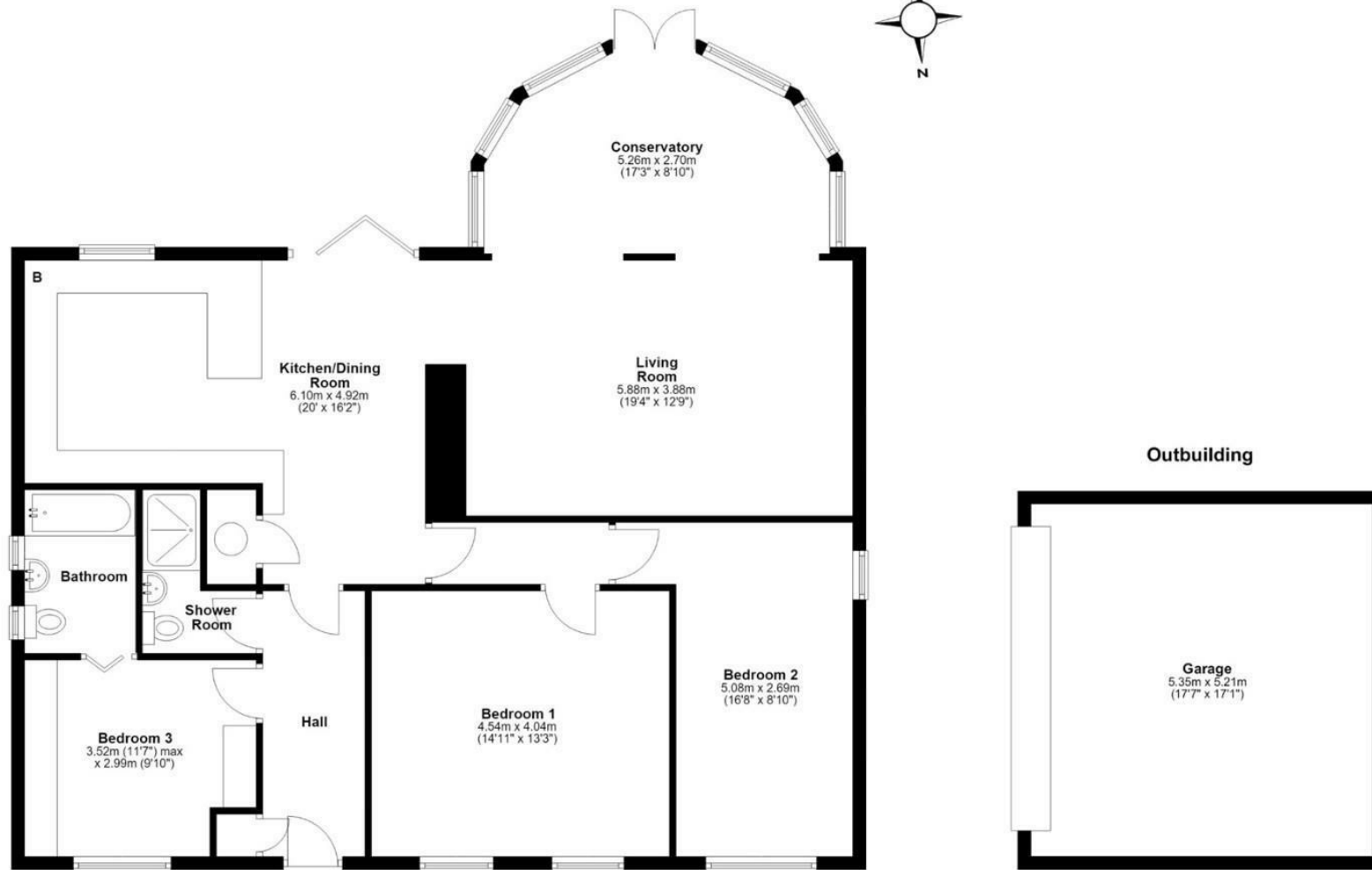
**Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Ground Floor



Approx. gross internal floor area 128 sqm (1375 sqft) excluding Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	69	77
	EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



