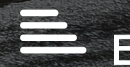




28 Station Road  
Haddenham, CB6 3XD

Guide price **£500,000**



## 28 Station Road

Haddenham, CB6 3XD

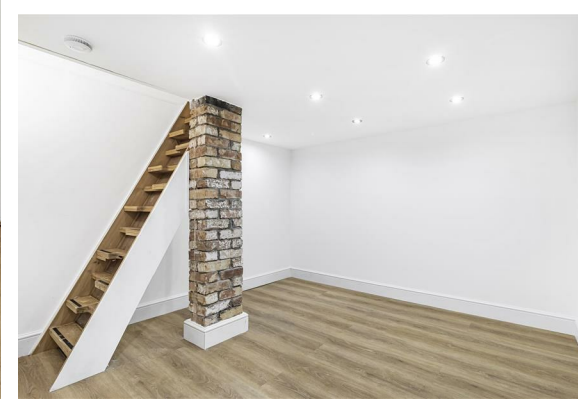
- No chain
- Period home
- Elevated position
- Field views

An attractive 3-bedroom period home, with a driveway and generous plot with views over open fields, and enjoying an elevated position on Station Road, located in the sought-after village of Haddenham.

The property provides excellent flexible living space across three floors. There is a formal living room with multi-fuel burning stove and a separate study located at the front of the property. The dining room has lots of character and a cast iron stove with exposed brick surround and bespoke fitted cupboards. From the dining room is access to the cellar and first floor.

The kitchen is fitted with a matching range of wall mounted and base units, sink unit and drainer, space for a free standing American style fridge/freezer, and plumbing for appliances. A conservatory and basement complete the lower ground and ground floor accommodation.

On the first floor are three good-sized bedrooms with the master benefitting for an en-suite





shower room and there is also a family bathroom with a four piece suite comprising bath, separate shower cubicle, pedestal handwash basin and low level WC.

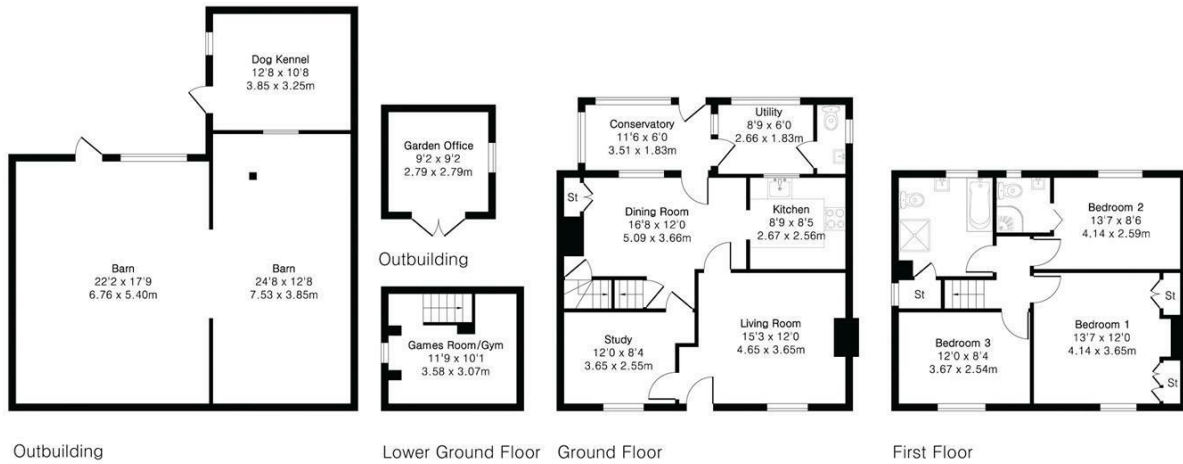
Set within an attractive and generously sized plot, this charming cottage enjoys a truly idyllic setting, backing directly onto open farmland and offering far-reaching countryside views.

The beautifully maintained grounds provide ample space for outdoor living, with a variety of established trees, shrubs, and open lawn areas. A particular highlight is the versatile barn/outbuilding, ideal for storage, workshop use, or conversion potential (subject to necessary consents), the main area being 31' x 22' and smaller storage barn being 13'5" x 10'10", alongside a delightful summer house – perfect for relaxing or entertaining. The property also boasts ample off-road parking for multiple vehicles, ensuring both convenience and practicality in this peaceful rural location.

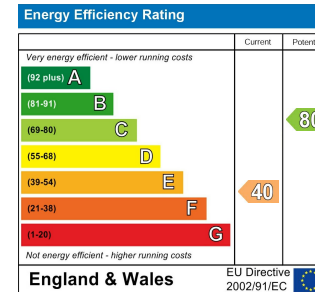


**Approximate Gross Internal Area 1345 sq ft - 125 sq m  
(Excluding Outbuilding)**

Lower Ground Floor Area 118 sq ft – 11 sq m  
 Ground Floor Area 693 sq ft – 64 sq m  
 First Floor Area 534 sq ft – 50 sq m  
 Outbuilding Area 935 sq ft – 87 sq m



## Energy Efficiency Graph



Tenure: Freehold  
 Council tax band: D

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.