



80 Haverhill Road, Stapleford, Cambridge, CB22 5BX
Guide Price £675,000 Freehold



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AN EXTENDED AND MUCH-IMPROVED SEMI-DETACHED HOUSE WITH A LARGE, MATURE GARDEN WITH FAR REACHING VIEWS OVER FARMLAND AND SET WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 4 bedroom semi-detached house
- 2 bathrooms, 2 reception rooms
- Constructed in the 1930s
- Driveway parking
- EPC-C/70
- 1200 sqft/112 sqm
- 0.13 acre plot
- Gas fired central heating to radiators
- 150ft rear garden with views over fields
- Council tax band-C

The property occupies a pleasant non-estate position just a short walk from the village amenities and main line train station. The current owners, over the years have extended and improved the property resulting in versatile and well-planned accommodation extending to approximately 1200 sqft, whilst set within a substantial south-facing mature garden with wonderful views over farmland and the Gog Magog Hills beyond.

The accommodation comprises an entrance hall with stairs to first floor accommodation, oak flooring and a shower room just off. The family room overlooks the front garden and boasts an open fireplace with a tiled hearth, making a cosy winter snug. The sitting room opens to a dining room with two sets of French doors to the garden and an attractive Victorian style fireplace with decorative tiled slips and marble hearth. The kitchen/breakfast room also has French doors to the garden and the bespoke cabinetry doors are solid oak with matching work surfaces and inset ceramic butler sink, a Kenwood six-ring gas range style cooker with extractor plus space for a fridge/freezer and dishwasher. Just off is a handy utility room with matching cabinetry and work surfaces plus single sink unit and space for the usual white goods plus a boiler cupboard housing a wall mounted gas fired central heating boiler.

Upstairs, off the galleried landing are four bedrooms and a family bathroom.

Outside, the property is set back from the road with a gravel driveway providing of road parking for several vehicles. Gated access leads to the rear garden, measuring over 150ft in length and is laid mainly to neat and well maintained lawns, flower and shrub borders and beds, raised beds, a selection of mature trees and hedging, timber shed, wood store, summerhouse and children's play house. All enjoys maximum levels of privacy whilst overlooking farmland to the rear.

Location

Stapleford is a lovely village lying just 4 miles south of Cambridge. It has an excellent primary school less than 5 minute walk away, which feeds Sawston Village College (2 miles) and a recreation ground with tennis courts and a children's playground. There are two pubs, a small supermarket, petrol filling station, hairdresser, beauty salon and barber. Stapleford Granary Arts Centre and Café is 5min walk with various music, art and events throughout the year. At the northern edge of the village you'll find the award winning Gog Farm shop and café, which leads on to Wandlebury Country Park and the Gog Magog Downs National Trust where excellent walks are available. Further facilities including a GP surgery and dentist can be found in neighbouring Great Shelford.

The village is easily accessible either by bus, train, bike or car with Great Shelford train station being just a few minutes' walk away, connecting into Cambridge, Cambridge North (for the Science Park) and London Liverpool Street. The new Cambridge South station will be an additional stop from Great Shelford, providing a quick commute into Addenbrooke's Hospital/Biomedical Campus. The village is excellent for access to the M11 (Junctions 10 or 11) and Stansted Airport is only 30 minutes away.

Tenure

Freehold

Services

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

Statutory Authorities

South Cambridgeshire District Council
Council tax band-C

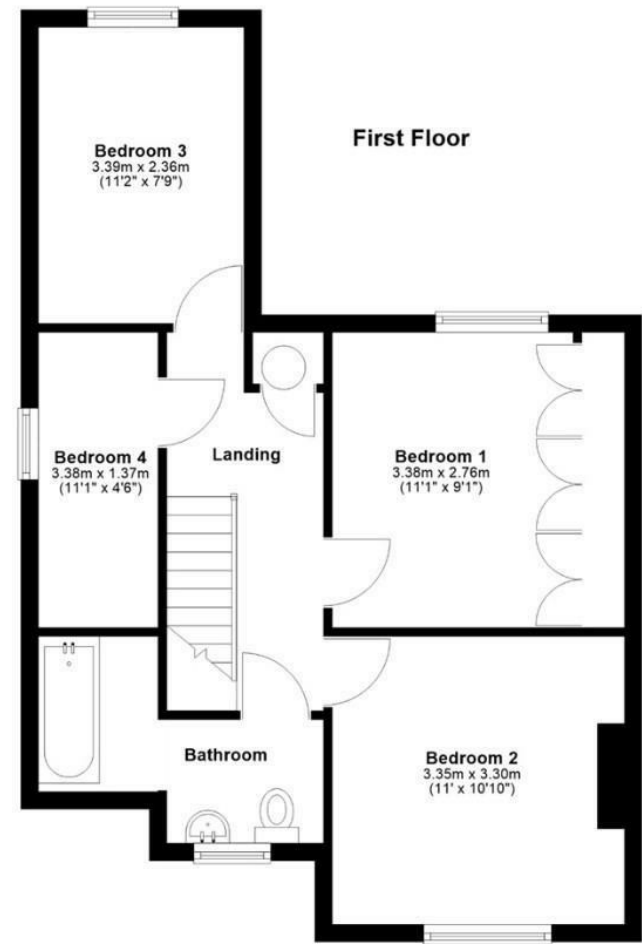
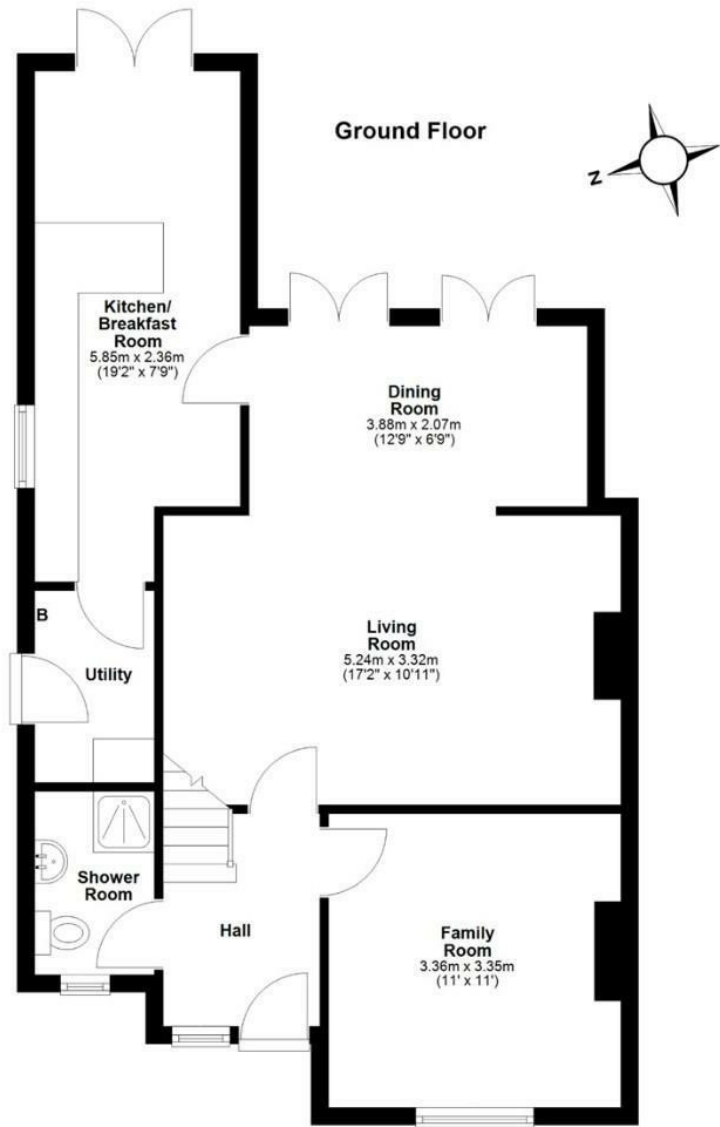
Fixtures and Fittings

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





Approx. gross internal floor area 112 sqm (1200 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.

