



The Limes, Harston, CB22 7QT

CHEFFINS

The Limes

Harston,
CB22 7QT

An exciting and unique opportunity to acquire a rather special and most stylish detached house which has been sympathetically improved and updated to a high specification in recent times. The property provides exceptionally well proportioned and versatile living accommodation ideally suited to a family looking for such outstanding space and flexibility including a wonderful open plan kitchen/dining/family room.

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Guide Price £600,000





LOCATION

The property occupies a tucked-away position at the end of a cul-de-sac and located towards the edge of a popular residential development close to the heart of the village with village shop, Neptune Interior Design, an independent cafe, orchard park and beauty salon. The well-known Fitzbillies of Cambridge is also opening this Summer just across the road from the property. Harston is a prestigious South Cambridgeshire Village with easy access to Cambridge, 10 minutes to the biomedical campus and the South Cambridge train station which is opening this Summer, 7 minutes from Foxton Station and the M11. The village features a primary school, pubs, village hall, local shops, café, and park.

TIMBER ENTRANCE CANOPY

with a pitched tiled roof, panelled and frosted double glazed upvc entrance door into:

RECEPTION HALLWAY

staircase rising to the first floor with painted handrail, newel post and spindles and understairs storage cupboard, double panelled radiator, frosted and double glazed doors to the front.

CLOAKS/SHOWER ROOM

fitted with white suite comprising shower cubicle with glazed sliding doors, drencher shower head and handheld rose, wash hand basin with mixer tap with storage cupboard below and a low level dual flush w.c., fitted shelved storage cupboard and further fitted cupboard housing concealed automatic washing machine, heated towel rail/radiator, extractor fan, upvc double glazed and frosted window.

OPEN PLAN KITCHEN/DINING/SITTING ROOM

fitted with a good range of storage cupboards and drawers with square edge working surfaces with matching upstands and inset single drainer sink unit with mixer tap, fitted appliances including electric fan oven, 5 ring gas hob with extractor hood above, fitted and concealed dishwasher, concealed refrigerator and freezer, cupboard housing Vaillant gas fired boiler providing domestic hot water and central heating system, wall shelving, ceiling with a range of

inset downlighters, upvc double glazed windows to either side and upvc bi-fold double glazed doors leading out to the garden.

LIVING ROOM

feature fireplace with stone mantel, hearth and surround, freestanding electric fire, radiator, double glazed sliding patio doors leading out to the garden.

ON THE FIRST FLOOR

LANDING

with access to loft space, upvc double glazed and frosted window to the side.

BEDROOM 1

access to loft space, a pair of double panelled radiators, two upvc double glazed windows to the front.

ENSUITE SHOWER ROOM

with white suite comprising shower cubicle, glazed sliding doors, drencher shower head, handheld rose, low level dual flush w.c., wash hand basin with mixer tap with storage drawers below, radiator, extractor fan, upvc double glazed and frosted window to the side.

BEDROOM 2

radiator, upvc double glazed window to the side.

BEDROOM 3

radiator, upvc double glazed window to the side.

BEDROOM 4

radiator, upvc double glazed window to the rear.

BEDROOM 5

radiator, upvc double glazed window to the rear.

FAMILY BATHROOM

fitted with white suite comprising panelled bath with mixer tap, separate shower unit above, drencher shower head and handheld rose and glazed shower screen, wash hand basin with mixer tap and storage cupboard below, low level dual flush w.c., shaver point, extractor fan, radiator, upvc double glazed and frosted window to the side.

OUTSIDE

The property has pedestrian access to the front from the High Street and vehicular access to the rear from The Limes.

Front garden with gravelled pathway principally laid to lawn and flowering and shrub beds. Lawn area to either side with flowering and shrub beds and further lawn to the rear with walling and fencing with mature trees, flowering and shrub beds, vehicular access to the rear with a driveway leading to DOUBLE GARAGE with up and over door, power connected.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(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	

Guide Price £600,000

Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambs

**Approximate Gross Internal Area 1490 sq ft - 138 sq m
(Excluding Garage)**

Ground Floor Area 745 sq ft - 69 sq m

First Floor Area 745 sq ft - 69 sq m

Garage Area 256 sq ft - 24 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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