



Sidney Gardens, Cambridge, CB23 1NA

**CHEFFINS**

## Sidney Gardens

Haslingfield, Cambridge,  
CB23 1NA

An exciting and rare opportunity to acquire a modern detached chalet style home which provides exceptionally well proportioned and versatile living accommodation together with a former garage which is converted to a home office/studio. There is also a driveway/parking space to side and a delightful generous mature rear garden backing onto farmland.

2 1 1

**Guide Price £495,000**





## LOCATION

The property occupies an outstanding position within a sought after and established cul-de-sac located close to the heart of the village which is conveniently located about 6 miles south west of the university City of Cambridge and well placed for access to major routes including the M11 motorway. The village itself provides an extensive range of local amenities including shop, post office, café and restaurant and its own primary school, Haslingfield is also in the catchment for the esteemed Comberton Village College.

## ENTRANCE DOOR

leading to:

## ENTRANCE HALL

with staircase leading to first floor, large built-in storage cupboard understairs and further built-in shelved storage cupboard, door leading to:

## SHOWER ROOM

with a large glazed and tiled shower cubicle with wall mounted shower unit, corner wash hand basin and opening through to:

## CLOAKROOM

with low level w.c, built-in storage cupboard.

## PRINCIPAL RECEPTION ROOM

which has a central fireplace with coal effect fire and sealed unit double glazed windows to rear aspect, a pair of full height sealed unit double glazed doors leading to:

## CONSERVATORY

with triple aspect sealed unit double glazed windows which overlook the rear gardens and a pair of full height sealed unit double glazed doors leading to the gardens.

## BREAKFAST ROOM

with fitted storage cupboards with

worktops above and further wall mounted storage cupboards, sealed unit double glazed windows to front aspect and opening to:

## KITCHEN

with a single drainer stainless steel sink unit with cupboards and drawers below, range of fitted base units comprising worktops with cupboards beneath, wall storage cupboards, integrated oven, dishwasher, space and plumbing for washing machine and undercounter fridge, 4 point induction hob with extractor cooker hood above.

## ON THE FIRST FLOOR

### LANDING

with built-in airing cupboard.

### BEDROOM 1

with built-in wardrobes and sealed unit double glazed windows to rear aspect with delightful views over the gardens and countryside beyond. Door to generous built-in eaves storage cupboard.

### BEDROOM 2

with doors leading to extensive built-in eaves storage cupboard area and sealed unit double glazed windows to front aspect.

## OUTSIDE

To the front of the property there is a garden area laid mostly to pebblestones with a variety of mature shrubs around and to one side of the house there is a brick paviour off-street parking area and driveway with electric car charging point. To the other side there is a pathway and gated access leading to a pebblestone side walk way which in turn leads to the rear garden.

The delightful generous mature rear gardens which enjoy a high degree of privacy and seclusion are a rather special feature and back onto farmland. The gardens are principally laid to lawn with a pebblestone patio style area adjacent to the property itself and a timber constructed store and workshop. There is a further outbuilding which incorporates a home office and also has an opening through to a further storage area.





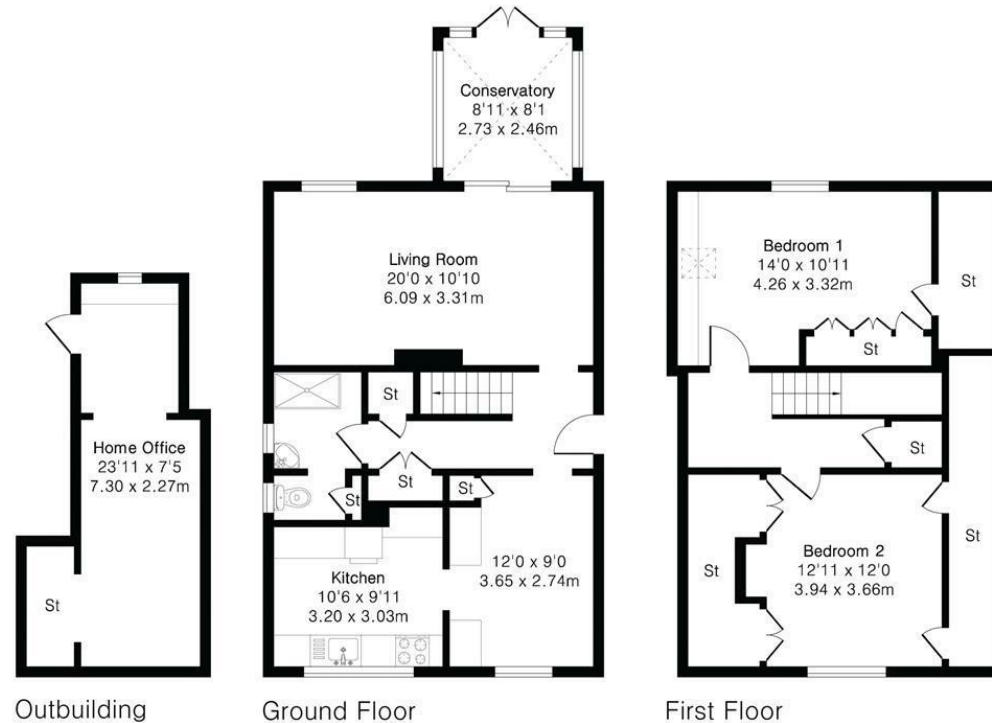


**Approximate Gross Internal Area 1252 sq ft - 116 sq m  
(Excluding Outbuilding)**

Ground Floor Area 671 sq ft – 62 sq m

First Floor Area 581 sq ft – 54 sq m

Outbuilding Area 193 sq ft – 18 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	<b>83</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>	EU Directive 2002/91/EC

Guide Price £495,000

Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire District Council



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.



[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.