



6 Haverhill Road, Stapleford, Cambridge, CB22 5BX
Guide Price £995,000 Freehold



rah.co.uk
01223 800860

A SUBSTANTIAL INDIVIDUAL DETACHED FAMILY RESIDENCE, EXTENDED AND MUCH IMPROVED, SET WITHIN MATURE , PRIVATE GARDENS AND GROUNDS EXTENDING TO 0.24 ACRES WITH FAR REACHING VIEWS OVER COUNTRYSIDE TO THE REAR.

- Detached house
- 0.24 acres
- Gas fired central heating to radiators
- Driveway parking
- Council tax band-F
- 2100 sqft/195 sqm
- 4 bedrooms, 3 reception rooms
- Non-estate position
- EPC-D/68
- Countryside views

The property occupies a fabulous non-estate position, set back from the road and just a short walk from the village primary school, main line train station and village amenities. The current owners have transformed the property over the years with several programmes of expansion and improvement resulting in generously proportioned, immaculately presented and extremely flexible accommodation which extends to approximately 2100 sqft. There s ample parking and a garage, mature and private gardens and grounds extending to 0.24 acres.

The accommodation comprises a welcoming and spacious reception hall with fitted coat/shoe cupboard, an airing cupboard and stairs to first floor accommodation. The dual aspect sitting room boasts an open fire and opens to a generous dining room, from which there is a door to the office. The kitchen/breakfast room is fitted with attractive cabinetry, ample fitted working surfaces with inset two and a half sink unit with mixer tap and drainer, breakfast bar, integrated fridge and a Rangemaster Toledo gas range style cooker with matching extractor hood over. Just off is a handy utility room with space for the usual white goods, a pantry cupboard, cloakroom/WC and a door to the garage. The most recent addition is the fabulous garden room with its mono-pitched roof incorporating three Velux windows and a number of windows to the rear all provide a bright and spacious ambience, plus there is a contemporary stove-style recessed gas fire.

Upstairs, off the galleried landing, are four good sized bedrooms and a family shower room. Most notably the master bedroom has a generous dressing room area, a door out to a balcony and a luxury en suite shower room with walk-in shower.

Outside, the property is set back and screened from the road by hedging with a generous gravel driveway accommodating several vehicles. Gated access leads to the mature and private rear garden which is laid mainly to shaped and manicured lawns, well stocked flower and shrub borders and beds and a selection of mature trees and bushes. There are several patio areas, some of which have pergola's over, a brick built workshop with adjoining potting shed, a summer house and all enjoy views over countryside 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-F

Fixtures and Fittings

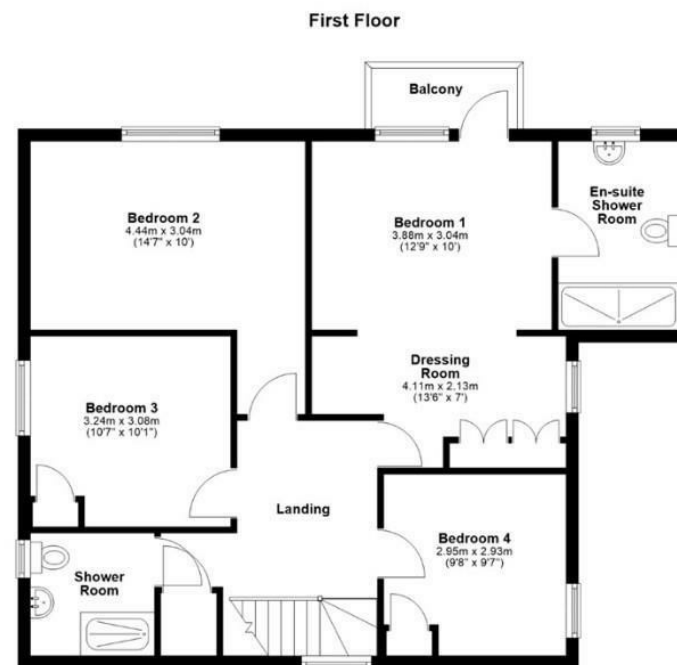
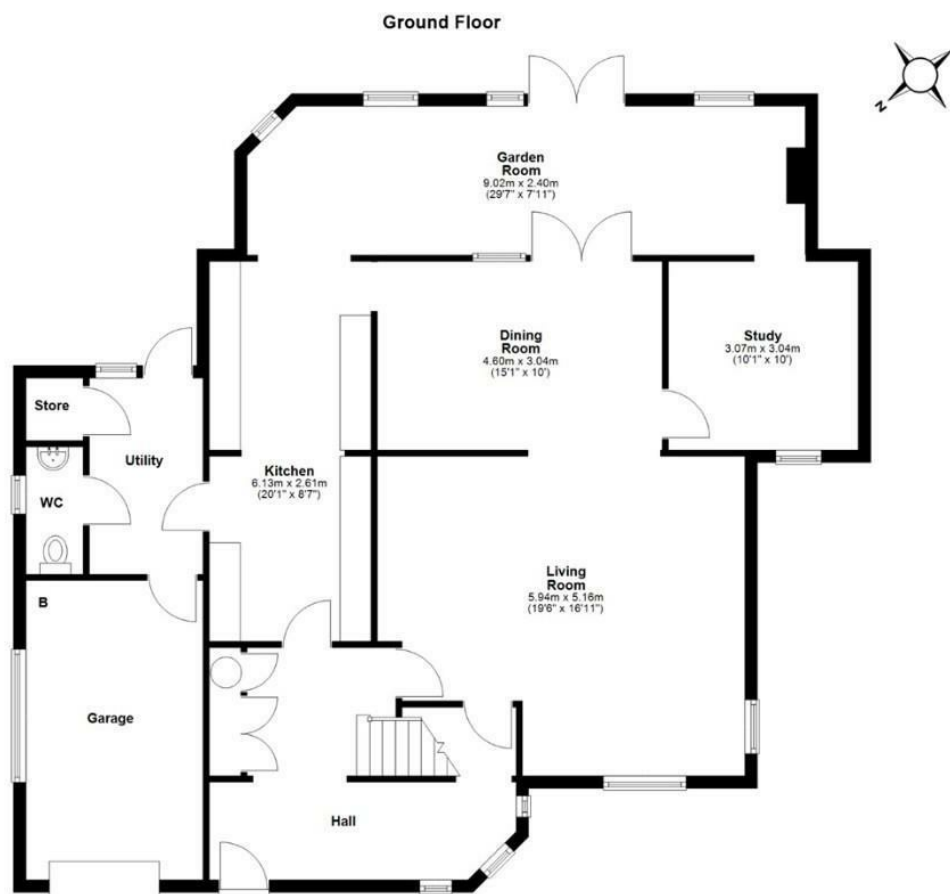
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Approx. gross internal floor area 195 sqm (2100 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	68	74
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.



