



High Street, Haddenham, CB6 3XB



High Street

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- Detached Thatched Cottage
- 4 Bedrooms
- 3 Bathrooms
- Kitchen/Breakfast Room & Sitting Room
- Ample Parking
- Generous Rear Garden
- Barns/Outbuildings Suitable for a Variety of Uses
- No Upward Chain
- Freehold / Council Tax Band F / EPC Rating D

A beautifully refurbished and thoughtfully extended detached thatched cottage, set within generous grounds of approximately two thirds of an acre, complete with an impressive range of outbuildings, including a large barn, sperated into 3 sections, as well as a large workshop opposite.

Situated in the highly sought-after village of Haddenham, the property offers versatile and well-presented accommodation throughout. On the ground floor, there is a spacious sitting/dining room ideal for both everyday living and entertaining, a well-appointed kitchen, a separate breakfast room, utility room, cloakroom, and a ground floor bedroom offering flexibility for guests or multi-generational living.

Upstairs, a generous, galleried landing overlooks the lounge area & leads to three further bedrooms, one of which benefits from a stylish en suite shower rooms, whilst the remaining two feature a Jack & Jill Ensuite bathroom.

Externally, the property is equally impressive. The extensive grounds extend to approximately two thirds of an acre and include large enclosed gardens, off-street parking, a large detached barn, and a range of useful outbuildings, offering excellent potential for a variety of uses (subject to any necessary consents).

For further information and to avoid disappointmeht, please contact us to arrange your viewing.

 4  3  2

Guide Price £845,000





LOCATION

HADDENHAM is a popular village situated approximately 7 miles South West of the Cathedral City of Ely and approximately 12 miles North of Cambridge. Haddenham has a range of day to day amenities and facilities including primary school, post office, 2 shops (1 with chemist), doctors surgery, take-away restaurant and public house, together with an art gallery/studio which has regular exhibitions. There are a number of clubs and societies within the village many of which are based at the Robert Arkenstal Centre in Station Road. A full range of shopping, sporting, schooling and domestic facilities are available at Ely including the Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants and Cambridge. Ely has a mainline rail service via Cambridge to London and surrounding centres.

Entrance door to:

KITCHEN

With wall and base level units with granite worktop space, 2 pull out pantry cupboards, breakfast island with granite worktop, Neff integrated 5-ring gas hob with stainless steel extractor hood, American fridge/freezer, integrated dishwasher, 1 1/4 stainless steel sink with mixer tap, integrated oven and grill, fitted oil fired Aga, spotlight features, double glazed sash windows to front and side with fitted bi-fold wooden shutters, tiled flooring leading through to:

BREAKFAST ROOM

With continued worktop space and storage, French doors leading to the garden, spotlights. Door to:

UTILITY ROOM

With wall and base level units with worktop space, integrated stainless steel sink with mixer tap, space for washing machine and tumble drier, double glazed window to side, spotlights, tiled flooring.

LIVING / DINING ROOM

With stairs rising to the first floor landing, large open fireplace inglenook, 2 double glazed windows to front, French doors leading out to the garden, 4 radiators, additional feature bread oven, built-in brick wine rack, under stairs storage, solid oak flooring, door leading through to:

REAR LOBBY

With continued solid oak flooring, radiator, double glazed window to side, spotlights. Door through to downstairs shower room, airing cupboard housing the pressurised water tank with solid oak doors. Opening to bedroom 4.

DOWNSTAIRS SHOWER ROOM

With shower cubicle with tiled splashbacks, low level WC, 'his and hers' sinks with solid oak worktop and storage, full length heated towel rail, continued solid oak flooring, solid oak door, extractor fan.

BEDROOM 4

With double solid oak doors leading through to the garden, continued solid oak flooring, radiator.

FIRST FLOOR LANDING

With solid oak staircase and large landing having double glazed sash windows to front, radiator, French doors leading to a balcony/terrace overlooking the rear garden.

PRINCIPAL BEDROOM

With double glazed sash windows to front, spotlights, radiator, 2 separate built-in wardrobes with solid oak doors, access to loft, door to:

ENSUITE

With frosted double glazed windows to rear, 'P' shaped jacuzzi bath with rainfall shower head, tiled splashbacks, low level WC, bidet, 'his and hers' sinks with solid oak worktop space, storage under and illuminated mirrors over, heated towel rail, shaver point, tiled flooring.

BEDROOM 2

With 2 double glazed sash windows to rear, walk-in wardrobe with solid oak doors, radiator, loft access. Door to 'Jack & Jill' bathroom,

BEDROOM 3

With double glazed sash window to front, spotlights features, radiator, walk in wardrobe, access to loft. Door to 'Jack & Jill' bathroom.

'JACK & JILL' BATHROOM

With 'P' shaped bath with rainfall shower head, wash hand basin with mixer tap and illuminated mirror over, low level WC, shaver point, extractor fan, spotlights, heated towel rail.

OUTSIDE

The property is situated on Haddenham High Street with a tandem driveway to the side of the property for ample parking and vehicular gated access into the rear garden, offering further parking.

The rear garden is laid to patio with gravelled parking section as well as access to multiple outbuildings/barn sectioned off for various uses including storage sections, motorcycle garage/store, home gym and further workshop/storage, all with power & light connected. The former garage and workshop also has its own water & drainage supply.

There is a further section laid to patio which overlooks a mainly laid to lawn garden area with raised bedding, greenhouse and timber storage shed. The garden is partially enclosed by wooden fence panels and contains herbaceous borders, a variety of greenery and trees. A footpath leads to the rear of the garden.

The total plot is estimated at 2/3 of an acre (sts).

AGENTS NOTE

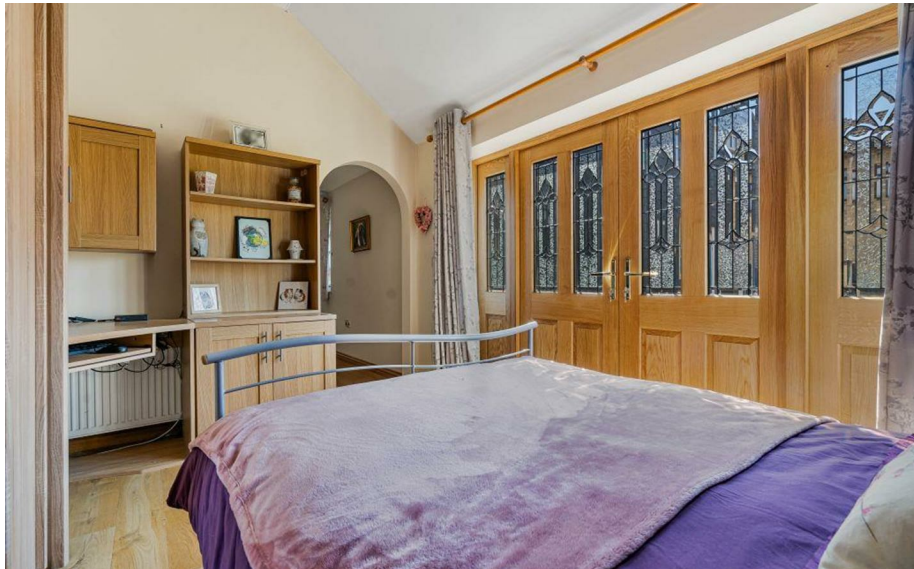
The vendors advise that the roof of the barn is asbestos.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Guide Price £845,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - East Cambs
 District Council

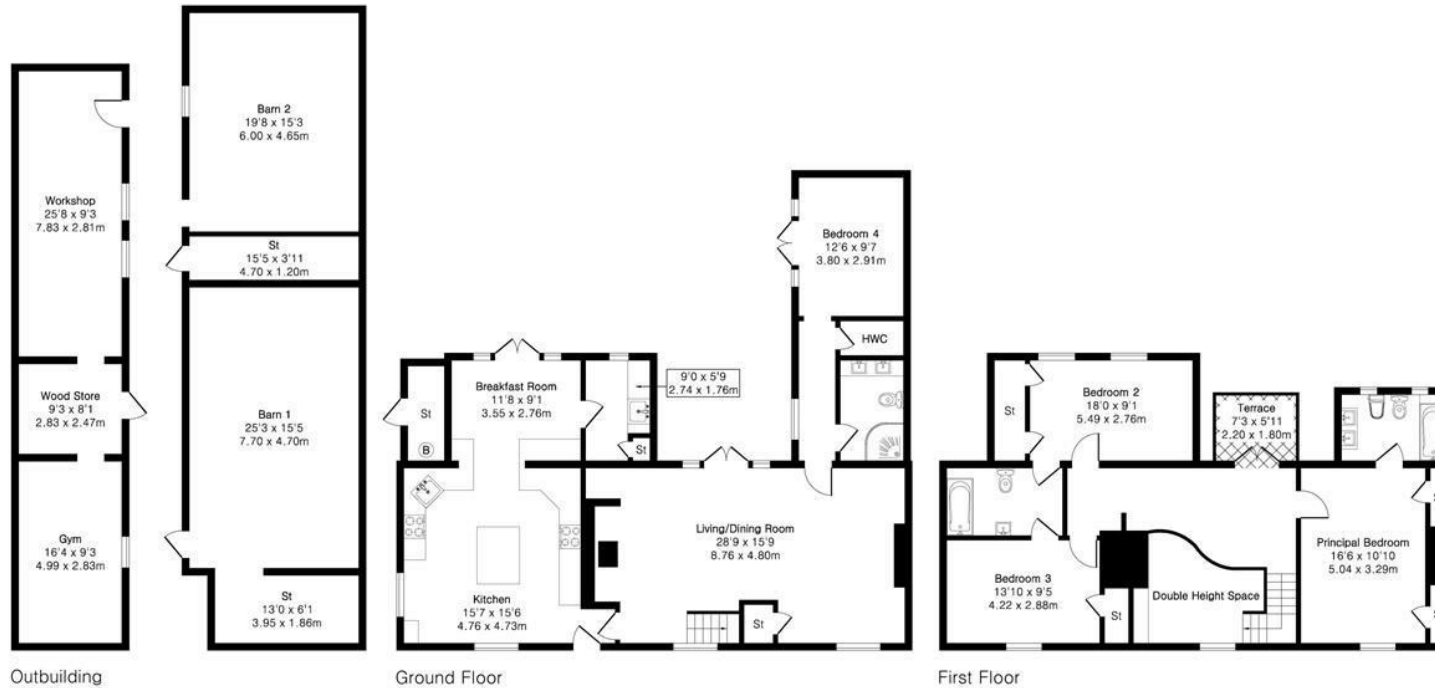


**Approximate Gross Internal Area 2112 sq ft - 196 sq m
(Excluding Outbuilding)**

Ground Floor Area 1166 sq ft – 108 sq m

First Floor Area 946 sq ft – 88 sq m

Outbuilding Area 1328 sq ft – 123 sq m



Outbuilding

Ground Floor

First Floor



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.

