



4 Sadlers Close
Hardwick

BROWN & CO



4 SADLERS CLOSE, HARDWICK

Cambridgeshire, CB23 7YE

An impressive five bedroom detached residence occupying an enviable position within this highly sought-after village

INTRODUCTION

A substantial five bedroom detached residence located within a peaceful cul-de-sac with a generous plot of about 0.20 acres offering fantastic potential for extension (STPP). The versatile accommodation extends to about 2,347 sq. ft. arranged over two floors and comprises entrance hallway, living room, family/dining room, study, kitchen breakfast room, utility room and guest cloakroom on the ground floor. The first floor boasts a galleried landing, principal bedroom with en-suite shower room, bedroom two with en-suite shower room, three additional double bedrooms and a family bathroom. Furthermore, the property benefits from ample off road parking leading to a double garage, a south facing terrace with a 14ft x 28ft covered heated pool and a further substantial west facing rear garden with paved patio and lawn.

LOCATION

Situated within an attractive plot with pleasant outlooks in the well connected village of Hardwick, the property enjoys a convenient location for village amenities and easy access to Cambridge, approximately 6 miles to the east.

Hardwick offers a good range of everyday facilities, including a convenience store, Post Office, local pub, and a selection of independent services. The village also benefits from a community hall, recreation ground, and active local groups. For a broader choice of shopping, dining, and leisure, Cambridge city centre is within easy reach, while nearby villages such as Comberton, Toft, and Coton provide additional amenities.

Education provision is a key attraction, with Hardwick and Cambourne Community Primary School serving the village and the highly regarded Comberton Village College, part of the Cam Academy Trust, catering for secondary education. A number of independent schools are also available in and around Cambridge.

Transport links are excellent, with direct access to the A428. It is only a relatively short distance to the A14, M11, A603 and A1198 to Cambridge and St Neots. Mainline rail services to London Kings Cross and London Liverpool Street are available from Cambridge station (approximately 6 miles) and St Neots station (around 13 miles), while dedicated cycle routes offer safe and scenic access into Cambridge.



Key Features:

- 2,347 sq. ft - 217 sq m (excluding garage of 408 sq ft – 38 sq m)
- Sought after village location
- Ample off-road parking leading to double garage
- Well established and secluded garden
- Versatile accommodation arranged over two floors
- 4kW solar array generating approximately 3.8MWh per year
- Solar thermal panel utilised for hot water and heating the pool
- South-facing terrace with 14ft x 28ft heated and covered pool

Outside

The property is approached via a block-paved driveway providing ample parking and leading to the main entrance and a double garage, which features electrically operated sectional insulated doors, a side window, roof void storage, and houses the solar PV inverter and Zappi EV charger, gas boiler / water tank, solar water and pool plant. To the front, a neat lawn enhances the setting, while the rear garden enjoys a tranquil and secluded entertaining area, predominantly laid to lawn and enclosed by ColourFence panels. A paved patio creates an ideal space for outdoor dining, complemented by mature shrubs, decorative slate beds, and a pond, with external lighting, power points, an outside tap, and gated access to both sides of the property, adding convenience. Additionally, a south-facing terrace provides a superb leisure area with a heated swimming pool measuring approximately 14ft by 28ft, complete with retractable rigid and soft thermal covers, external lighting, storage sheds, and further gated access. Storage compound accessed via ColourFence gates to side of property currently utilised to store fuel for wood burning stove, gardening equipment and includes multiple water butts.

Ground floor
Entrance hallway
With entrance door, stairs to the first floor, under stairs storage cupboard, Amtico wood effect flooring, doors to

Living room
With window to the front aspect, inset Riva Studio 1 Stovax wood burner with granite hearth and surround, bifold doors opening to the garden

Family/ dining room
With window to the rear aspect

Study
With window to the side aspect, door to pool area

Kitchen breakfast room
With window to the side and rear aspect, bespoke fitted Sigma kitchen with range of eye and base level units, granite counter with under mounted sink and a half with a filtered mixer tap and Quooker boiling water tap over, integrated Bosch appliances including chest level double oven, full height fridge, dishwasher and inset five ring gas burning hob with chimney style extractor hood over, granite up-stand, Amtico tile effect flooring, door to utility room

Utility room
With door to the pool area, range of eye and base level units, worktop with inset sink and drainer with chrome mixer tap over,

space and plumbing for washing machine and tumbler dryer, space for full height fridge/ freezer, Amtico tile effect flooring

Guest cloakroom
With translucent window to the front aspect, low level wc with hidden cistern and eco flush button, inset wash basin with chrome mixer tap over and cupboards below, tiled flooring, chrome heated towel rail

First floor
Landing
With window to the front aspect, loft access via hatch from principal bedroom landing area and primary loft access via hatch from galleried landing area, spacious airing cupboard housing with thermostatically controlled radiator.

Principal bedroom
With Velux and dormer windows to the front and side aspects, door to walk in wardrobe, door to

En-suite shower room
Installed in December 2025. With Velux window, ceiling light, contemporary suite comprising; Mira mixer shower, enclosure includes storage shelf with glass and chrome door, Vanity light over mirror, shaver socket, compact laminate worktop, with inset ceramic basin with chrome mixer tap and low level wc with eco flush button, wood effect flooring, dual fuel heated towel rail.



Bedroom two

With window to the rear aspect, fitted wardrobes with mirrored sliding doors, door to

En-suite shower room

With window to the side aspect, suite comprising low level wc, vanity unit with inset wash basin with chrome mixer tap over and shower enclosure with glass and chrome door, wood effect flooring, tiled walls

Bedroom three

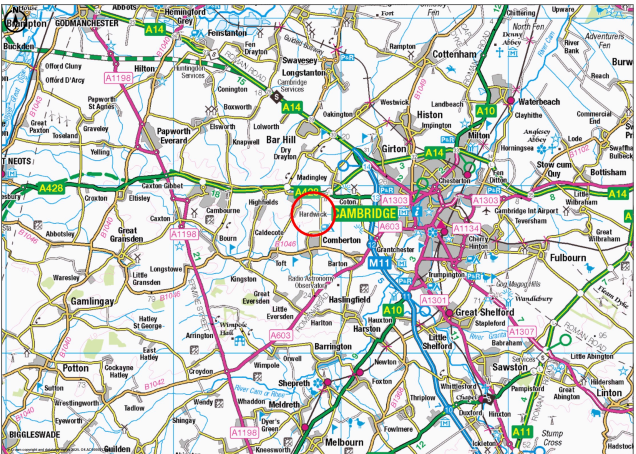
With window to the rear aspect, integral double wardrobe, engineered oak flooring

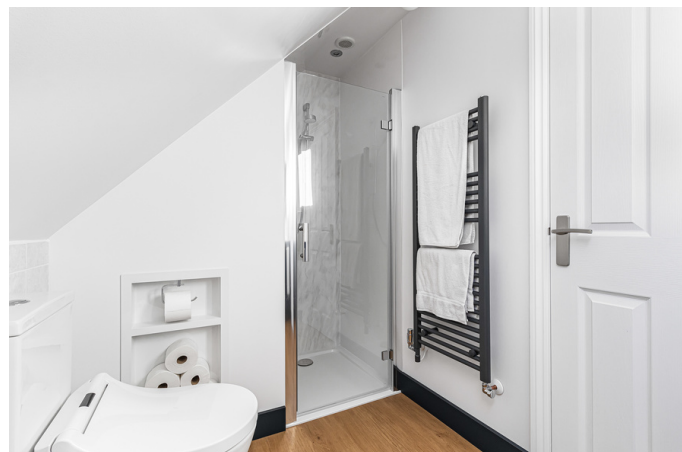
Bedroom four

With window to the rear aspect, integral double wardrobe, wood effect flooring

Bedroom five

With window to the front aspect, fitted wardrobes with mirrored sliding doors







Tenure: Freehold
Services: All mains services are connected
Council Tax Band: G
EPC: B

Important Information Regarding the Property Title: Prospective purchasers are advised that the property may be subject to restrictions, easements, rights of way, or the presence of third-party services crossing the land. Full legal information, including any such matters, can be found within the official title register. The property is registered under Title Number: CB195801. A copy of the title register and title plan can be obtained from HM Land Registry or via your legal representative. Buyers should satisfy themselves as to the nature of any such matters before entering into any contractual commitment.

Viewing: Strictly by prior appointment through the selling agents Brown&Co.

Agents Note: A Material Information Pack has been created to be read in conjunction with the particulars and can be made available upon request.

Contact: Harry Simmonds | Divisional Partner, Residential Sales Manager

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Approximate Gross Internal Area 2347 sq ft - 217 sq m (Excluding Garage)

Ground Floor Area 1060 sq ft – 98 sq m

First Floor Area 1287 sq ft – 119 sq m

Garage Area 408 sq ft – 38 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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