



115A HIGHFIELDS ROAD
Caldecote, Cambridge

Carter Jonas

115A HIGHFIELDS ROAD, CALDECOTE, CAMBRIDGE, CB23 7NX

- Cambridge City Centre - approx. 7 miles
- Cambridge Station - approx. 8 miles
- St. Neots Railway Station - approx. 11 miles
- M11 - approx. 4 miles

Solar heating and electricity technology plus feed-in income • Detached family residence • 5 Bedrooms • 2 Bathrooms • Impressive family room with wood burner • Sitting /dining room with wood burner • Kitchen breakfast room • Utility room • Detached garage • Off-street parking for 4 cars • Large mature gardens to 3 sides • EPC rating C

RENEWABLES

2.5KW PV panels with feed-in tariff, 2 Solar Thermal Panels (hot water)

DESCRIPTION

The property offers well-proportioned, bright, and airy accommodation throughout and has been thoughtfully extended during recent years to create a home which is ideally suited to modern day family living.

The ground floor comprises; three double bedrooms, W.C. with useful boot storage, sitting room, open-plan family room, kitchen breakfast room, also a useful utility and laundry room. The principal bedroom, on the ground floor, is of generous proportions and benefits from a wall of fitted wardrobes and a modern en-suite shower room. The principal bedroom also has the addition of a garden / sun room with underfloor heating and doors to the rear garden. This makes it particularly well suited for guests or perhaps dependant relatives. The remaining two ground floor bedrooms are both of good size and would each accommodate a double bed.

A HIGHLY INDIVIDUAL DETACHED FAMILY HOME WITH A STUNNING OPEN-PLAN FAMILY ROOM, STANDING WITHIN GENEROUS AND MATURE GROUNDS OCCUPYING A CENTRAL POSITION IN THIS POPULAR VILLAGE THAT FALLS WITHIN THE COMBERTON VILLAGE COLLEGE CATCHMENT.



The snug sitting room provides the perfect space for day-to-day family living and benefits from a working wood burning stove. The family room is a particularly impressive space spanning almost front to back, creating a stunning area for entertaining. The family room also benefits from a working wood burning stove, a sunny dual aspect as well as French doors which provide access to the low maintenance rear garden.

On the first floor, there are two further bedrooms and the family bathroom. The smaller of the two is a good size double room with 2 eaves storage cupboards. The other and much larger bedroom is an incredible space which has been beautifully designed to create a characterful bedroom with impressive proportions. Three Velux windows provide an abundant supply of natural light, also a large walk-in wardrobe.

OUTSIDE

The property is set back from the road and provides a generous amount of private driveway parking including a detached brick-built garage. The garden wraps around the house and includes a large enclosed lawned area to the front and a generous low maintenance courtyard style garden to the side and rear.

LOCATION

Caldecote offers a local shop in the garage, hairdressers, beautician, Caldecote village club, Parish Church, Primary School and is within the catchment area for the highly regarded Comberton Village College. Cambridge is just 7 miles away and access to the M11 (southbound) just 4 miles. Train links to London are available at Royston and St. Neots in addition to Cambridge railway station. Further shopping facilities are located in the neighbouring villages of Cambourne, Bourn, Hardwick and Comberton plus there is a regular local bus service into Cambridge City Centre.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and drainage. Oil fired heating.

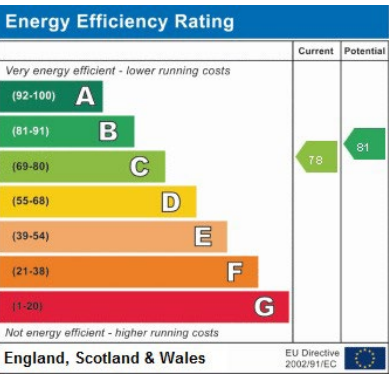
Local Authority: South Cambridgeshire District Council

Viewings: Strictly by appointment only





Total area: approx. 203.1 sq. metres (2186.1 sq. feet)
Drawings are for guidance only
Plan produced using PlanItUp



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