



OLD VILLAGE HALL
Church Road, Hauxton

Carter Jonas

OLD VILLAGE HALL, CHURCH ROAD, HAUXTON, CAMBRIDGE, CB22 5HS

- Cambridge City Centre - approx. 3 miles
- Addenbrookes Hospital - approx. 3.5 miles
- M11 - approx. 1.5 miles

Main hall • Kitchen • Ancillary rooms • Toilets • First floor meeting room • Extensive parking & detached single garage • Secluded gardens • EPC rating F

DESCRIPTION

The Village Hall was formerly a Victorian school house and is full of character, appeal and individual.

The accommodation on offer currently extends to 1650sqft and comprises the main hall, with windows to three aspects and parquet flooring, a utilitarian kitchen with rear lobby, toilets and storage room, a reception hall and first floor meeting room.

Planning permission has been granted for conversion into a substantial five bedroom family village home retaining much important local history.

The property offers the potential to purchase an iconic and unique, stand alone, period property with the most superb development opportunity.

OUTSIDE

The hall is set well back from the road with a generous and secure parking area to the front providing parking for numerous cars. To the rear of the property there is further parking and a detached single garage with up and over door. The rear garden is fully enclosed backing onto farmland and enjoys excellent levels of privacy and seclusion.

**A RARE OPPORTUNITY TO PURCHASE A FORMER VILLAGE HALL/
VICTORIAN SCHOOL HOUSE OCCUPYING A LARGE, MATURE PLOT WITH
PLANNING PERMISSION FOR A FIVE BEDROOM HOME. THE PROPERTY
IS LOCATED IN THE HEART OF THE VILLAGE AND IS OFFERED WITH NO
ONWARD CHAIN.**



LOCATION

Hauxton is a conveniently located and popular village situated just 3 miles south/west of the city, within easy reach of Addenbrookes Hospital, the Trumpington Park & Ride and superb major road networks. Hauxton is also very close to the well-served village of Great Shelford with excellent and varied local amenities along with the neighbouring village of Harston. Schooling for all ages is also readily accessible in the area including a mini-bus service running from the Park & Ride to many of the renowned schools in Cambridge.

PLANNING PERMISSION

Conversion of existing village hall to five bedroom dwelling along with part single, part two storey rear extension. The planning ref is 21/00171/FUL.

Prospective buyers are encouraged to visit the South Cambridgeshire Planning portal to carry out their own investigations into the planning permission, site and location etc.

AGENTS NOTES

The land behind is owned by Newton Estates and is used for agricultural purposes.

The house has right-of-way over the track beside the building for access, via the vehicular gate to the garage/parking at the back of the hall.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, drainage, water and gas

Local Authority: South Cambridgeshire District Council

Viewings: Strictly by appointment with the selling agents
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Total area: approx. 152.8 sq. metres (1644.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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