

PORCH Part glazed entrance door, double glazed windows to sides, door leading to entrance hall.

ENTRANCE HALL Stairs to first floor, under stairs storage cupboard, parquet flooring.

CLOAKROOM Obscured double glazed window to front, low level WC, hand basin inset to vanity unit, heated towel rail.

LOUNGE 19' 5" x 12' 0" (5.92m x 3.66m) Double glazed box bay window to front, sliding patio doors to the conservatory, cast iron wood burner, radiator.

CONSERVATORY OFF LOUNGE 13' 8" x 7' 10" (4.17m x 2.39m) Sliding double glazed doors to rear garden, tiled flooring.

KITCHEN/DINER 19' 5" x 13' 0" (5.92m x 3.96m) Sliding doors to the conservatory, with a range of fully fitted white gloss wall and base units and rotary corner cupboard, integrated electric oven, Neff five ring induction hob and extractor hood over, sink with mixer tap and drainer, wall mounted Vaillant gas boiler, (installed 18 months ago), integrated dishwasher, built in kitchen scales.

CONSERVATORY OFF KITCHEN 13' 8" x 7' 9" (4.17m x 2.36m) Sliding doors to rear garden.

UTILITY ROOM 16' 4" x 3' 10" (4.98m x 1.17m) Double glazed door to rear garden, plumbing and space for white goods, a range of fully fitted wall and base units, tiled flooring.

STUDY 16' 2" x 8' 4" (4.93m x 2.54m) Double glazed window to front, French doors opening to the rear garden, radiator.

GALLERIED LANDING Double glazed window over looking the garden, loft access, doors to bedrooms and bathroom.

MASTER BEDROOM 12' 3" x 10' 3" (3.73m x 3.12m) Double glazed window to front, radiator.

ENSUITE Obscured double glazed window to front, fully tiled with shower cubicle, low level wc, wash hand basin inset to vanity unit, mixer tap.



BEDROOM TWO 12' 2" x 10' 9" (3.71m x 3.28m) Double glazed window to front, radiator.



BEDROOM THREE 13' 2" x 6' 11" (4.01m x 2.11m) Double glazed window to rear, radiator.



BEDROOM FOUR 11' 10" x 7' 0" (3.61m x 2.13m) Double glazed window to rear, radiator. Two large built in wardrobes with mirrored sliding doors.

FAMILY BATHROOM 9' 0" x 6' 3" (2.74m x 1.91m) Obscured double glazed window to front, fully tiled with panelled bath with Mira electric shower over, low level wc, pedestal wash hand basin, heated towel rail, airing cupboard housing hot water cylinder.

WORKSHOP 20' 7" x 10' 7" (6.27m x 3.23m) Fully insulated with barn style front door, Velux window, sliding double glazed door to rear garden with power and light connected.

LOCATION Bar Hill can be found just off the A14 at junction 29, approximately 4 miles (6.44 kilometres) north-west of Cambridge city centre and 13.2 miles (21.24 kilometres) from the centre of St.Ives.



VILLAGE INFORMATION Bar Hill is a thriving purpose built village, with a regular bus service. With completion of the expansion of the A14 this village will benefit from better access to Cambridge, A1, A428 and M11. Included in the plans are cycle paths into Cambridge and pedestrian/cycle paths connecting Bar Hill to Longstanton, which neighbours Northstowe where you can travel on the guided busway heading to St Ives and Cambridge, the Science Park and Addenbrooke's Hospital.

FACILITIES The village offers a collection of shops with most located within The Mall and comprises a Next store, Costa Coffee, fish and chip shop, Bookers wholesale and Choice clothing. Within the Tesco Extra superstore is a coffee shop and restaurant, a large clothing section, opticians, pharmacy and beauty and health food concessions.



Beautiful countryside surrounds the village with far-reaching views and walks within the nature reserve. The successful primary school feeds into Swavesey Village College, which is rated outstanding by Ofsted.

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15 Stonefield, Bar Hill, Cambridge, CB23
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£440,000 Freehold

A substantial four bedroom detached family home situated on a broad plot. The accommodation includes a lounge with patio doors, refitted kitchen/diner with integrated appliances, utility, office, refitted bathroom and ensuite to master bedroom. Outside there is a generous rear garden, large driveway providing ample parking and a fully insulated workshop.



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