



Chestnut Rise, Bar Hill, CB23 8TF  
£400,000 Freehold

**HOCKEYS**  
ESTABLISHED 1885



## SUMMARY

A well presented, four bedroom detached house situated within a popular development, a short walk to the bustling centre of this sought after village. The accommodation includes two reception rooms, a modern kitchen and ground floor wc. On the first floor are four bedrooms, with a family bathroom. This particular property benefits from having garden to three sides, includes a summer house and garage with driveway.

## INTERIOR

A spacious entrance hall includes an under-stairs storage cupboard, with ground floor wc. The cosy sitting room offers views over the front and side garden, with double doors leading to the dining room. A modern kitchen completes the ground floor. There are four bedrooms accessed the landing, with a built-in airing cupboard and a family bathroom.

## EXTERIOR

To the front of the property is a lawn garden, with access to the side garden which is also laid to lawn and enclosed by fencing with a summer house and paved patio. There is also a further second garden with bin store and access to the single brick garage, with driveway providing off road parking.



## LOCATION

### KEY FEATURES

- Four Bedrooms
- Separate Dining Room
- Detached
- Enclosed Rear Garden
- Popular Village Location
- Garage and Driveway
- Swavesey VC Catchment
- Easy Access to A14
- Walking Distance to Amenities
- Cycle Path to Cambridge





Bar Hill can be found just off the A14 at junction 29, approximately 4 miles north-west of Cambridge city centre and 13.2 miles from the centre of St Ives. Bar Hill is a thriving purpose-built village, with a regular bus service. With expansion of the A14 now completed, this village will benefit from better access to Cambridge, A1, A428 and M11. With 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. The village offers a collection of shops with most located within The Mall and comprises a Costa Coffee, fish and chip shop, 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. The village has a wonderful community spirit, is diverse and offers lots to do for people of all ages, with a community centre popular for groups to hold meetings, a library with post office counter. Other facilities include a public house, doctor's surgery, dentist, an 18 hole golf course, hotel and spa with swimming pool and gym, park, village green and social club. The successful primary school feeds into Swavesey Village College, which is rated outstanding by Ofsted.



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## ADDITIONAL INFORMATION

### Local Authority

South Cambs District Council

### Council Tax Band

D

### Services

Mains

### Transport Links

A14, M11 and A1

Regular Bus Service

Guided Bus Stop Longstanton

Nearest Train Stations Huntingdon 13 Miles,  
Cambridge North 7 Miles

### Energy Rating

Energy Efficiency Rating TBC

### Tenure & Possession

Freehold

### Vendors Position

Chain

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