

ENTRANCE HALL Glass panelled wooden front door, doors off to living room, dining room, ground floor bedroom and wc, double storage cupboard, radiator, wooden flooring.

DINING ROOM 13' 9" x 10' 8" (4.20m x 3.27m) Double glazed bay window to front, radiator, wooden flooring. Opens to the living room.

LIVING ROOM 15' 10" x 14' 7" (4.84m x 4.45m) Double glazed window to side, wood burning stove, two radiators, wooden flooring.

GROUND FLOOR BEDROOM 11' 8" x 11' 3" (3.56m x 3.44m) Double glazed bay window to front, radiator, wooden flooring. Opens to ensuite.

ENSUITE Obscured double glazed window to side, four piece suite comprising low level wc, wall mounted wash basin, roll top bath and shower cubicle unit, half tiled surround, chrome heated towel rail, extractor, tiled flooring.

INNER HALLWAY Glass panelled door to second living room, doors off to kitchen/diner and stairs to first floor, under stairs storage, radiator, wooden flooring.

SECOND LIVING ROOM 23' 7" x 11' 5" (7.20m x 3.49m) Double glazed patio door to rear, wood burning stove, two radiators.

KITCHEN/DINER 23' 2" max x 14' 4" max (7.07m x 4.37m) Double glazed windows to side and rear, double glazed wooden doors to rear, range of wall and floor mounted base units with half tiled splashback, butler sink with drainer, range cooker with six ring gas hob, double oven and extractor over, integrated dishwasher, space and plumbing for washing machine, space for American style fridge/freezer, wall mounted gas fired boiler unit, two radiators, tiled flooring.

STAIRS TO FIRST FLOOR LANDING Double glazed window to front, double glazed velux window to rear, doors off to bedrooms and bathroom, eaves storage, radiator.



BEDROOM TWO 16' 8" x 9' 1" (5.09m x 2.78m) Double glazed windows to front and side, integrated eaves storage, radiator.



BEDROOM THREE 11' 6" x 8' 2" (3.52m x 2.51m) Double glazed windows to rear and side, eaves storage, radiator.

BEDROOM FOUR 14' 9" x 7' 2" (4.50m x 2.19m) Double glazed windows to rear and side, radiator.

BEDROOM FIVE 14' 8" x 7' 1" (4.49m x 2.17m) Double glazed windows to rear and side, radiator.

FAMILY BATHROOM Obscured double glazed window to side, four piece suite comprising low level wc, hand wash basin with vanity cabinet under, panelled bath and corner shower cubicle unit, loft access, chrome heated towel rail, radiator, tiled flooring.



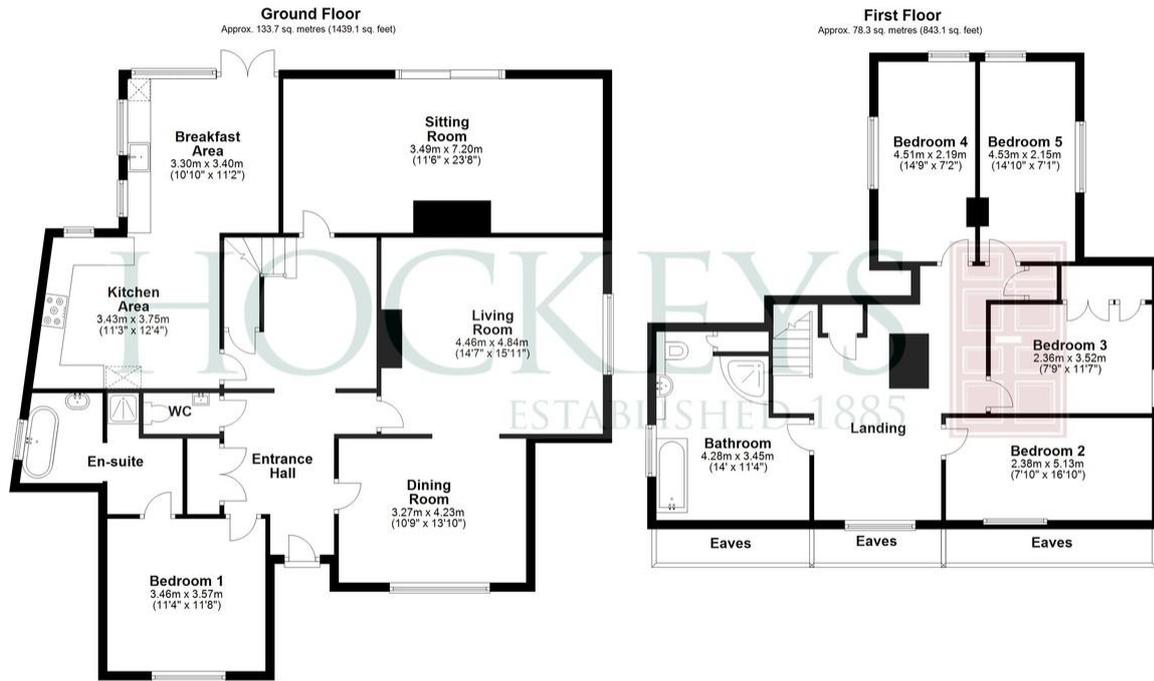
OUTSIDE Gravel driveway with gated entrance providing off-road parking for 3-4 cars.

Fully enclosed rear garden mainly laid to lawn with various mature shrubs and flowers to borders, small patio areas close to the house, summerhouse, two garden sheds.



LOCATION AND FACILITIES Haslingfield lies about six miles south-west of Cambridge offering quick access to the M11 and south side of the city. Schooling is provided by Haslingfield Endowed Primary School, rated good by Ofsted, and the Little Owls pre-school. Secondary schooling provided by Comberton Village College which is rated Outstanding by Ofsted and located in Comberton, just northwest of Haslingfield. Local facilities include a village hall, a post office, a general store, a delicatessen and two churches, as well as various sporting and social clubs. The Little Rose public house with live music, Live sports and a function room. There is also a large recreation ground with tennis courts, football and cricket pitch, children's playground, and skatepark. There is also regular train service at Foxton station around 3 miles away and providing quick access into Cambridge and Kings Cross station.





Total area: approx. 212.0 sq. metres (2282.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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HOCKEYS
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26 Church Street, Haslingfield,
Cambridge, CB23 1JE

£850,000 Freehold

A five-bedroom, detached chalet situated along Church Street within the popular village of Haslingfield.

This home spans over 212 sq.metres and provides transferable living space throughout the ground floor with four reception rooms and a master bedroom with en-suite.

If you are looking for a large home in a picturesque village setting whilst still being under twenty minutes from Cambridge City Centre.



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