



Cambridge Road, Hardwick, CB23 7QQ
£795,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

An attractive, barn style single storey property of almost 2,000 sq ft of well-designed accommodation. The property has undergone a full renovation in recent years and includes high quality fittings, of which many are bespoke, together with an extension to the rear which overlooks the extensive and private, south facing garden.

INTERIOR

Upon entering the property via the full height entrance hall, leading onto the lower-level cinema room and access to the open plan kitchen/dining room which is fitted with a bespoke oak kitchen and log burning stove, finished with granite work surfaces and includes integrated appliances. The superb sitting room with vaulted ceiling features a log burning stove and full height picture window with views out to the south facing garden. There are four generous bedrooms, with an en-suite to the master and range of built-in wardrobes. The second bedroom is large enough to accommodate a kitchen and leads onto the laundry room, offering potential to be converted into an annex.

EXTERIOR

To the front of the property is a generous driveway providing off road parking for numerous vehicles, with bin store and side access to the rear. The rear garden is fully enclosed, laid mainly to lawn with mature shrubs set to borders and beds. Accessed via the sliding doors from the kitchen is a large terrace area laid to slate which provides an ideal area for outdoor dining, with views over the garden. A tree house is included in the sale and built against an attractive Sycamore tree. To the rear of the property is a gated storage area which includes numerous log stores and other useful storage solutions, this leads onto the rear courtyard which is a lovely private area, accessed also by the master bedroom and laundry room.

KEY FEATURES

- Easy access to Cambridge
- Comberton VC catchment
- Barn style
- Bespoke kitchen
- High quality bathroom
- Cinema room
- Two log burning stoves
- Vaulted ceiling
- Four bedrooms
- Generous corner plot garden





LOCATION

Hardwick is a village located 7 miles (11.27 kilometres) west of Cambridge and 4 miles (6.44 kilometres) east of Cambourne. The nearby A428 provides quick access to the A14 with Cambridge to the east and St Neots and the A1 to the west. Pre and primary schooling are provided by Hardwick Community Primary School, rated good by Ofsted with secondary schooling provided by Comberton Village College, rated outstanding by Ofsted.

The village benefits from a range of local businesses, including a well-stocked convenience store, post office, veterinary surgery, hairdressers. The Blue Lion pub is a 17th-century inn offering gastropub dishes with a focus on fresh fish. There is a recreation ground with football pitches, cricket pitches and a Sports and Social Club. There are two nearby golf courses, The Bourne Golf and Country Club and The Cambridge Meridian Golf Club located in Toft. To the north of the village on St Neots Road there are a number of local businesses including a car garage, large pet store, café, furniture store and agricultural machinery sales.



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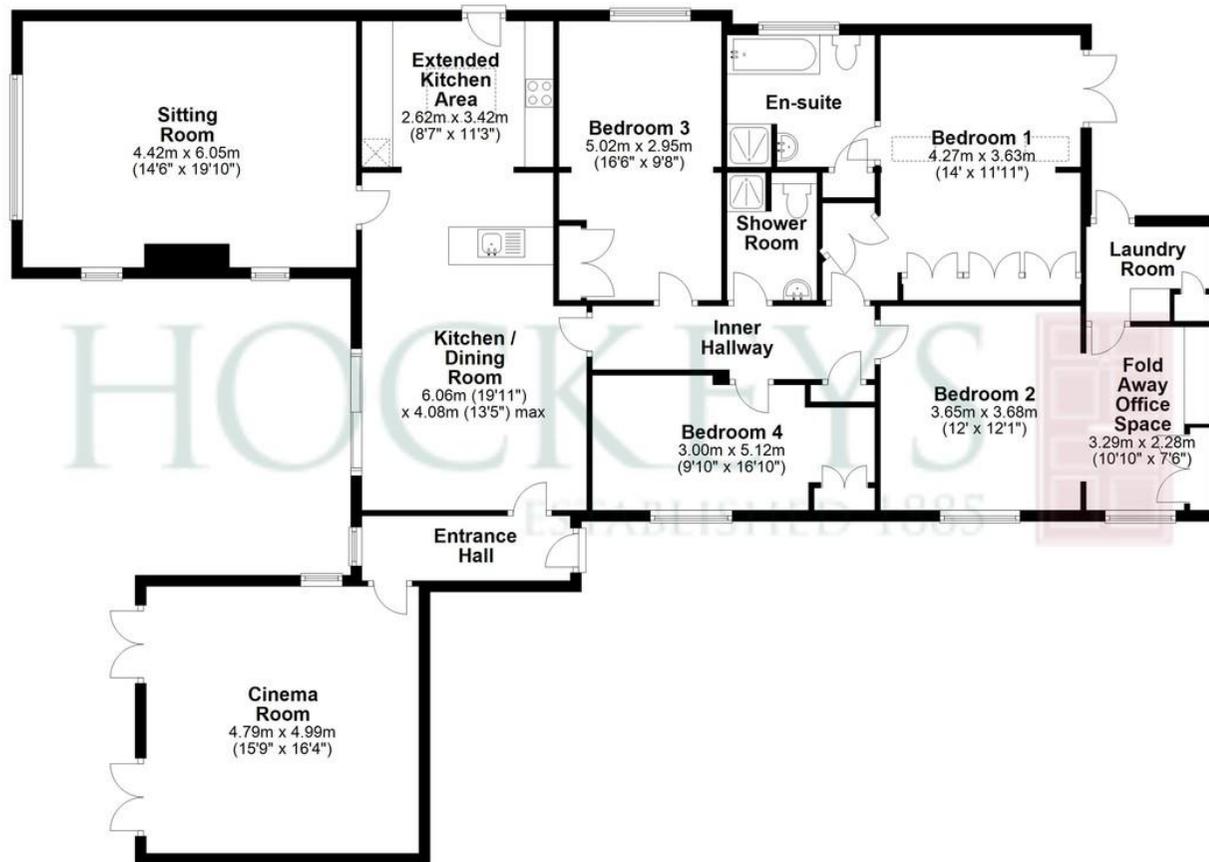
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Floor Plan

Approx. 180.7 sq. metres (1944.8 sq. feet)



Total area: approx. 180.7 sq. metres (1944.8 sq. feet)

Drawings are for guidance only
 Plan produced using PlanUp.

ADDITIONAL INFORMATION

Local Authority

South Cambridgeshire District Council

Council Tax Band

E

Services

Mains gas, electric and water

Transport Links

A14, M11 and A428

Regular bus services to Cambourne and Cambridge

Nearest Train Stations: Cambridge 7 Miles, St Neots 12 miles

Energy Rating

Energy Efficiency Rating C

Tenure & Possession

Freehold

Vendors Position

Chain free

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	80 c
55-68	D		
39-54	E		
21-38	F		

Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockeys Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.