



THE PADDOCK
Harston

Carter Jonas

THE PADDOCK, HARSTON, CAMBRIDGE, CB22 7PR

- Cambridge City Centre - approx. 5.5 miles
- Foxton Railway Station - approx. 1.5 miles
- Addenbrookes Hospital - approx. 4 miles
- M11 J11 (N&S) - approx. 2 miles

2 Reception rooms • Kitchen/breakfast/diner • Utility room & cloakroom • 4 Bedrooms • 2 Bath/shower rooms (1 en-suite) • Secluded gardens & terrace • Garage & parking for 2/3 cars • EPC rating D

DESCRIPTION

8 The Paddock is a superb village home which has been stylishly decorated and thoughtfully remodelled and extended by the current owners to include a family garden room/snug with woodburner and bi-folding doors to the terrace. The property is hugely functional for family living with versatile reception rooms, a modern, fully-fitted kitchen with views over the garden and a good size utility room. On the first floor are four good-size bedrooms and two contemporary bathrooms. The attention to detail and quality of finish is evident throughout and the end result is a superbly presented, modern home.

OUTSIDE

The property is approached over a driveway providing parking for two cars and giving access to the garage. There is a paved path to the front door and an area of lawn and hedge planting. Due to its secluded position, the house boasts wonderfully private gardens which are mainly laid to lawn with a slate paved terrace, ideal for al-fresco dining and entertaining etc. There is a path to the side with a pedestrian gate to the front for bicycles and bins.

AN IMMACULATELY PRESENTED AND SPACIOUS FOUR BEDROOM FAMILY HOME IN HIGHLY REGARDED SOUTH-WEST CAMBRIDGESHIRE VILLAGE.



LOCATION

Harston is a very popular and thriving village, situated just 5 miles from Cambridge. The Paddock is located in a quiet position, off the main road on Station Road and No 8 is positioned right at the end of this peaceful, residential cul-de-sac. There are immediate local amenities in the village including a public house/restaurant, a convenience store, hairdressers, gym, doctor's surgery and primary school within walking distance. Also within walking distance is an extensive recreation ground with children's play area and community orchard along with several countryside walks. For those needing to commute there is a mainline railway station at nearby Foxton along with Whittlesford Parkway (5 miles) as well as a regular bus service into the city and Park and Ride (just 3 miles). There is an off-road dedicated cycle route south to Foxton railway station and north to the centre of Cambridge and Addenbrookes Biomedical campus. Further amenities are available in the nearby market town of Royston (8 miles) and there is a Waitrose supermarket just a short drive away (3 miles).

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity, drainage and gas

Local Authority: South Cambridgeshire District Council

Viewings: Strictly by appointment with the selling agents
Carter Jonas 01223 403330

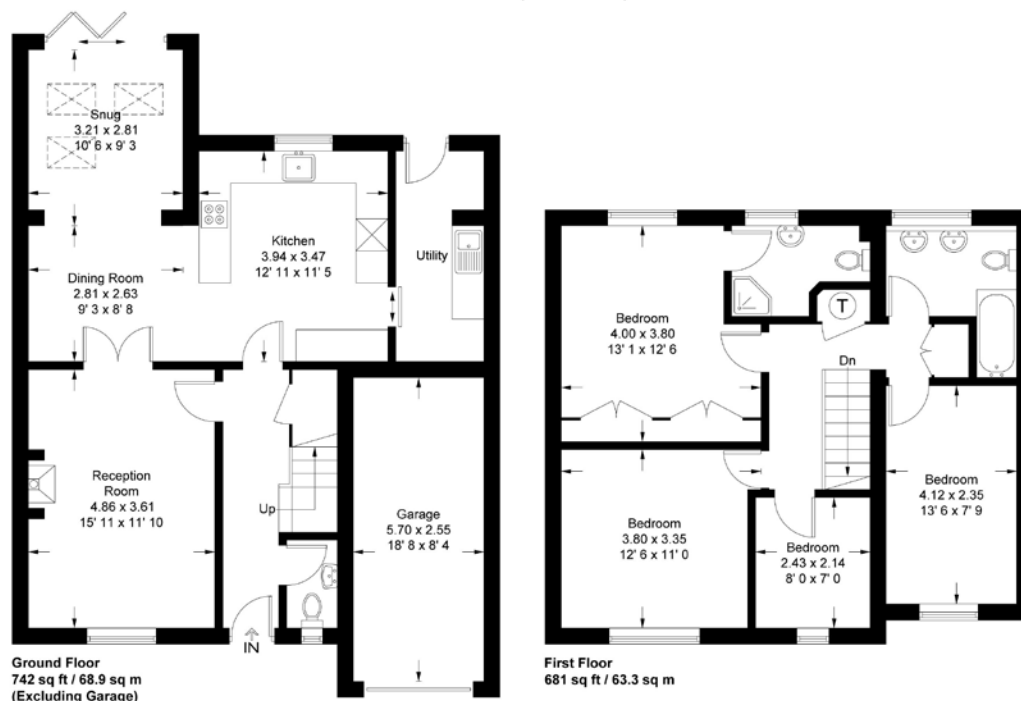


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Approximate Gross Internal Area = 1423 sq ft / 132.2 sq m

Garage = 151 sq ft / 14 sq m

Total = 1574 sq ft / 146.2 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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