



**25 CHESTNUT RISE**  
Bar Hill

**Carter Jonas**

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## **25 CHESTNUT RISE, BAR HILL, CAMBRIDGE, CB23 8TF**

- Cambridge City Centre - approx. 6 miles
- Cambridge North Railway Station - approx. 8 miles
- Addenbrookes Hospital - approx. 11 miles

Easy access to Cambridge · Regular bus service ·  
Close to amenities · Detached bungalow · Chain free  
· En-suite wet room · Two double bedrooms · Low  
maintenance garden · Driveway & garage · Extended to  
side · EPC rating D

### **DESCRIPTION**

Nestled within the tranquil village of Bar Hill, this property offers a harmonious blend of comfort and accessibility, coupled with proximity to essential amenities such as retail outlets, medical facilities, and professional services.

Notably, this residence has been thoughtfully extended to accommodate a wet room, catering to those seeking a single-story living arrangement. The strategic positioning of the property ensures easy access from the road, enhancing convenience for occupants and visitors alike.

The outdoor space has been tastefully designed for both aesthetics and ease of maintenance. The predominance of verdant lawn is complemented by well-maintained borders, establishing a soothing natural ambiance. Noteworthy is the charming conservatory that seamlessly connects the interior with the exterior, leading to a serene terrace area.

A prime opportunity for buyers seeking a well-appointed bungalow in a peaceful village setting.

## **PRESENTING A CHAIN FREE, EXTENDED DETACHED BUNGALOW.**



## LOCATION

Chestnut Rise forms part of the popular and well-served residential development of Bar Hill, situated off the A14 north-west of Cambridge. It offers excellent local amenities including a primary school, public house, recreational park, doctors' surgery and Tesco Superstore. For the commuter, it is within easy reach of the A14, leading to the M11 and the A1 along with Cambridge North Railway Station and the Science/Business Parks. There is also the Guided Bus route and cycle way into the city at nearby Willingham and Northstowe.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains, water, electricity, gas & drainage

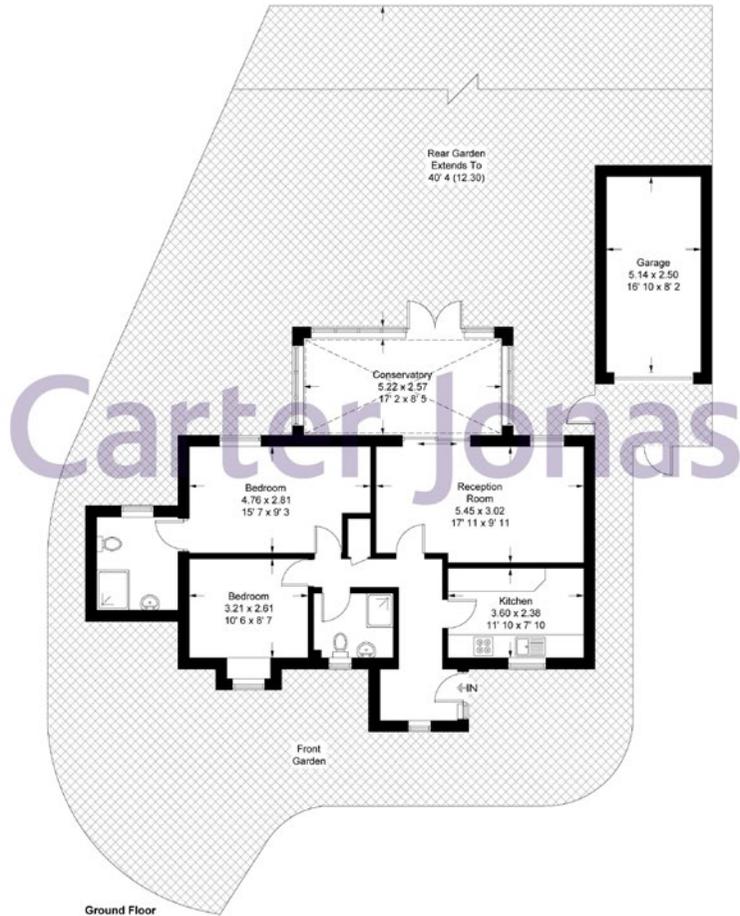
**Local Authority:** South Cambridgeshire District Council

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



## Chestnut Rise

Approximate Gross Internal Area = 890 sq ft / 82.7 sq m  
 Garage = 139 sq ft / 12.9 sq m  
 Total = 1029 sq ft / 95.6 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)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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