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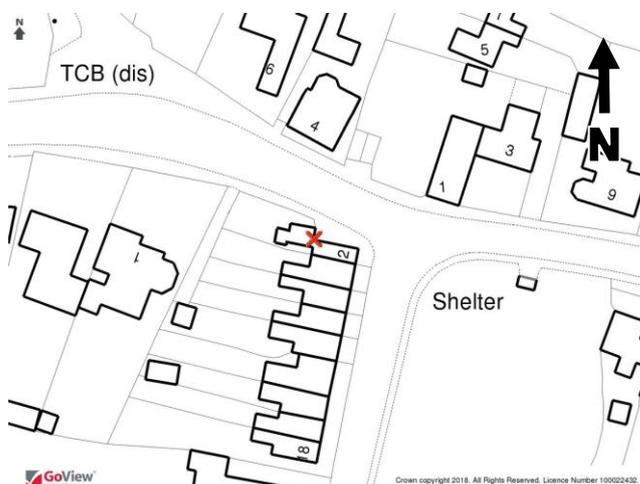


The Lane

A new conversion of a Victorian shop,
standing opposite the village green with a
west-facing garden and parking behind.

Guide Price:
£385,000

The Lane, Hauxton,
CB22 5HP

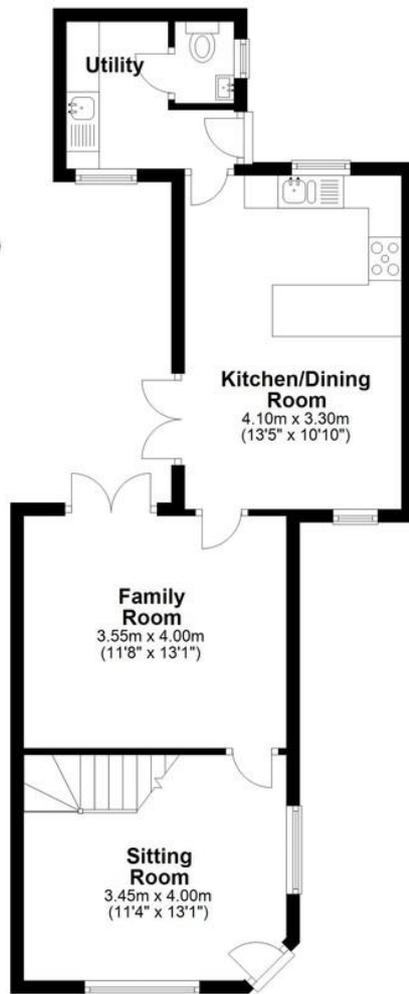


Hauxton is a popular, historic South Cambridgeshire Village, located just four miles from the centre of Cambridge and within easy reach of the A10, M11 and the park and ride.

The village has a range of amenities including a recreation ground with modern play equipment, sports pitches, an organic health shop, gym, ancient parish church and a well-regarded primary school that goes on to feed either Melbourn or Sawston Village Colleges, with bus services to both. There are more comprehensive facilities, as well as a station providing services into London Liverpool Street, in the neighbouring village of Great Shelford.

There are good cycle routes to Cambridge, including a newly opened cycleway across to Trumpington Park and Ride and on to the Guided Busway cycle route, plus a regular bus service to Addenbrooke's and into the city.

Ground Floor
Approx. 51.0 sq. metres (548.7 sq. feet)



First Floor
Approx. 36.5 sq. metres (392.6 sq. feet)



Total area: approx. 87.5 sq. metres (941.4 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.



The property stands at the corner of The Lane and the High Street and was previously the village shop. Although it has not been trading as a shop for a number of years the formal conversion has only just been completed, meaning it has been completely refurbished to comply with modern building regulations. This includes stripping right back, rewiring, replumbing, new windows and doors and new insulation under the floors, inside the walls and in the loft giving it superb energy efficiency for a period building.

With this work complete it was newly plastered and fitted with a new kitchen, new bathroom and ground floor cloakroom, new flooring and decorations throughout.

The ground floor provides two reception rooms and a kitchen / dining room that opens on to a secluded courtyard in the middle of the house. Behind the kitchen is a utility room and cloakroom. The first floor has two independent double bedrooms and a lovely light bathroom with a freestanding bath and separate shower.

The rear garden faces west and is well enclosed with a brick wall on to the street. A gate in the rear fence leads to a wide, enclosed gravel driveway accessed from Church Lane.





87 sqm / 941 sqft

130 sqm / 0.03 acre

End-terrace house

2 bed, 2 recep, 1.5 bath

Driveway parking

Victorian

EPC - TBC

Council tax band - D

