



83 sqm / 896 sqft

178 sqm / 0.04 acre

End terraced house

On road parking

2 bed, 2 recep, 1 bath

1910

EPC - E / 52

Council tax band - C

The Lane

An extended and well-presented Edwardian cottage with a study and west-facing rear garden. The property overlooks the Hauxton's delightful village green and is situated just 2 miles south of the city boundary.



Guide Price
£370,000

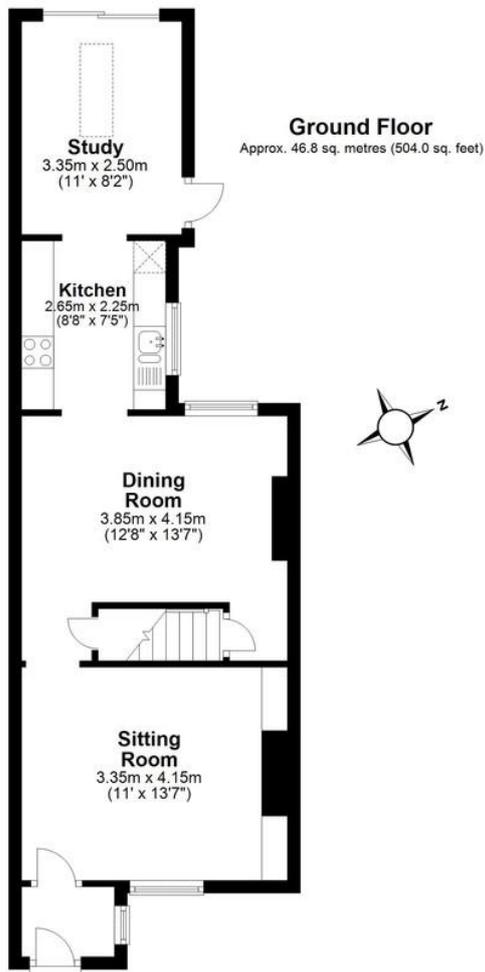


This well-presented Edwardian cottage has been very well cared for since it was purchased over 7 years ago. Additions to the property include double glazing, a Worcester-Bosch combi-boiler, Nest Thermostat and a newly painted kitchen.

The accommodation briefly comprises an entrance porch with space for coats and footwear. The sitting room benefits from the morning sun, has a feature fireplace, built-in cupboards and shelving. There is a bright dining room which has understairs storage and stairs leading to the first floor. The kitchen has been fitted with an attractive range of units and is finished with solid oak worktops; integrated appliances include an oven and gas hob. Completing the ground floor accommodation is a study with a skylight and doors to the rear garden.

The front of the property boasts uninterrupted views out across the village green. A side gate leads to the large west-facing rear garden which extends to around 82ft (25m). There is a terrace, well-suited to alfresco dining. The remainder of the garden is laid to lawn and bordered by well-established trees and shrubs. There is a garden shed. The neighbouring property (No.14) has a pedestrian right of access across the rear, as is common with end terrace Edwardian houses.





Total area: approx. 83.3 sq. metres (896.7 sq. feet)

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

Total area:
Approx. 83 sqm
(896 sqft)



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, new community centre, ancient parish church, community swimming pool 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 Hospital and into the city.

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