



School Lane

+44 (0) 1223 508050

hello@cookecurtis.co.uk

www.cookecurtis.co.uk

A delightful two bedroom cottage with loft room and generous living accommodation, located towards the end of a peaceful lane, close to the heart of this popular village.

Guide Price:
£315,000

School Lane, Haslingfield,
CB23 1JL



The cottage lies near the end of a quiet lane and is one of 8 cottages built we believe, in the 1850's. It's location is ideal, turn left down the lane and this leads to some lovely countryside walks whilst turning right leads you within a few minutes to the very centre of the village along with the café/coffee shop, delicatessen and church.

The porch leads on to the cosy sitting room with wood flooring and wood burning stove, which is a lovely feature opening to the dining room.

The dining room has a tiled floor, stairs to the first floor and two skylights. This opens to the kitchen, which has a good range of units with wooden work surfaces and decorative tiles splash backs, appliances include an electric oven and grill, hob and extractor, washing machine and dishwasher.

The shower room has a double shower, washbasin and wc.

The first floor has a good double bedroom and a single bedroom with stairs leading to the useful loft room, currently used as a study.

The cottage sits back off the lane behind a picket fence enclosing a pretty front garden. The rear garden has a decked terrace leading to the lawn.

Beyond the enclosed garden is a passageway for rear access and a group of outbuildings one of which belongs to 25 School Lane.







71 sqm / 763 sqft

96 sqm / 0.02 acre

Period cottage

2 bed, 3 recep, 1 bath

Parking

1850s

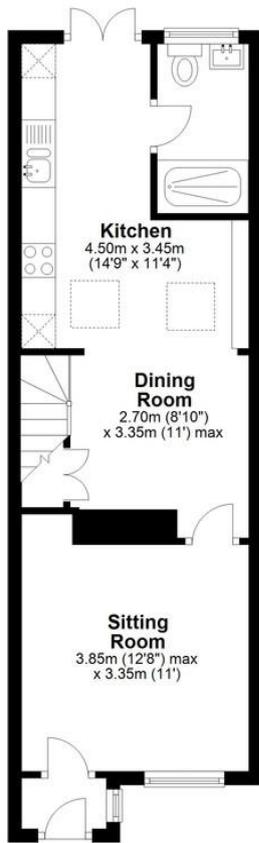
EPC - C / 69

Council tax band - B



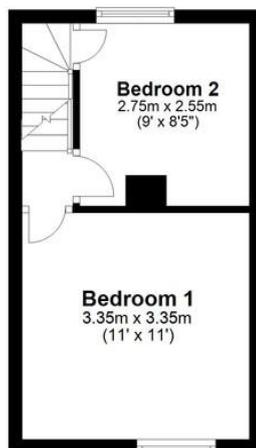
Ground Floor

Approx. 37.1 sq. metres (399.1 sq. feet)



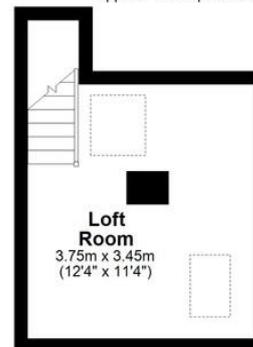
First Floor

Approx. 20.6 sq. metres (221.8 sq. feet)



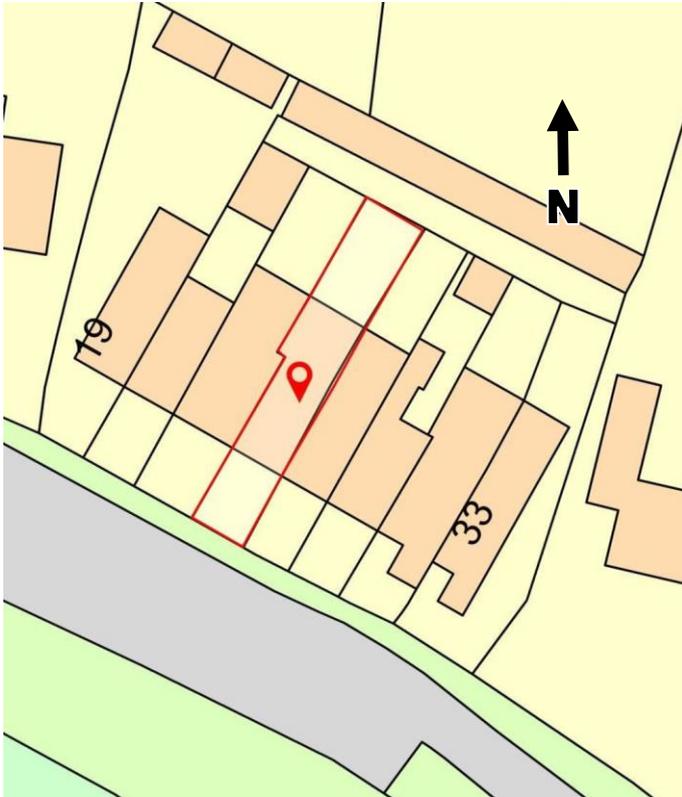
Second Floor

Approx. 13.3 sq. metres (142.9 sq. feet)



Total area: approx. 71.0 sq. metres (763.7 sq. feet)

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



Haslingfield is a lovely, traditional village about 4 miles south west of the city boundary. It is far enough out that it feels like a village, but close enough to offer easy access to Cambridge, the A10 or the M11.

For cyclists there is a network of bridleways and permissive routes to Grantchester, Trumpington and Harston. Within the village there is a pre-school and local primary school rated 'good' by Ofsted, there is also a post office and general store, an independent café and a delicatessen.

The thriving community has various sporting and social clubs, groups and societies. There is a village hall, pub, excellent playground, recreation ground and separate skate park.

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