



Strympole Way

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An extended 4-5 bedroom house with a long rear garden, in a pleasant leafy position at the edge of the development.

Guide Price:
£450,000

Strympole Way,
Highfields Caldecote, CB23 7ZJ



Strympole Way is an established area at the heart of the village and the house occupies a pleasant position behind a row of trees and looking out towards a green.

It has been enlarged by the current owners to about 151 sqm / 1635 sqft to give excellent additional ground floor living space, which works either as an annex or an extra sitting room, luxury shower room and utility room to the main house. Upstairs there are four bedrooms and a bathroom, the master with an en-suite and bedroom two is impressively large and equally suitable as a further living space.



There is a block-paved driveway for two cars and a store area that was part of the original garage with a remote control door. A gated side access leads to a 23m / 75ft professionally landscaped rear garden with a summer house at the far end.





151 sqm / 1635 sqft

0.08 acre / 350 sqm

Semi-detached house

4 bed, 3 recep, 3.5 bath

Driveway parking

Annex

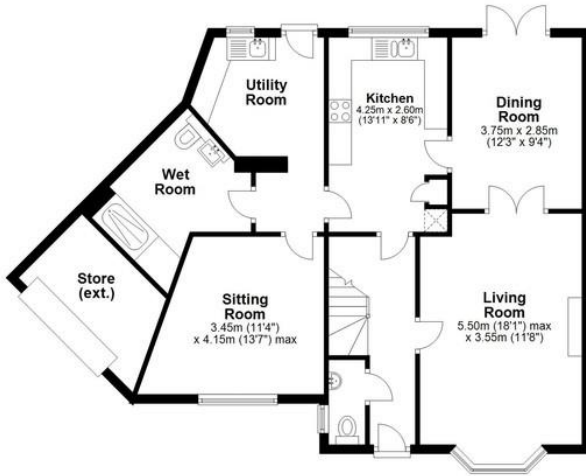
EPC – C / 70

Council tax band - E



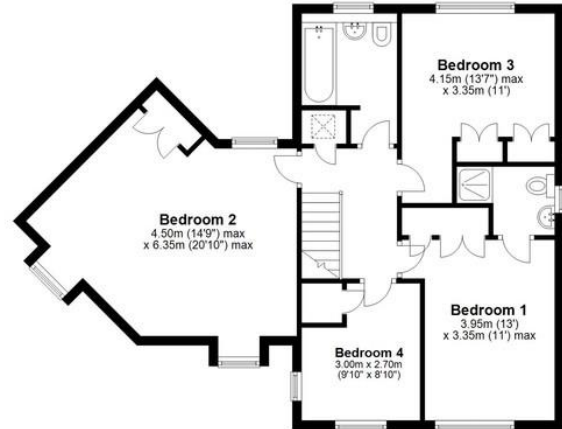
Ground Floor

Approx. 79.7 sq. metres (858.1 sq. feet)



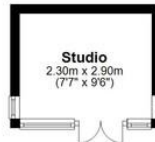
First Floor

Approx. 72.2 sq. metres (777.1 sq. feet)



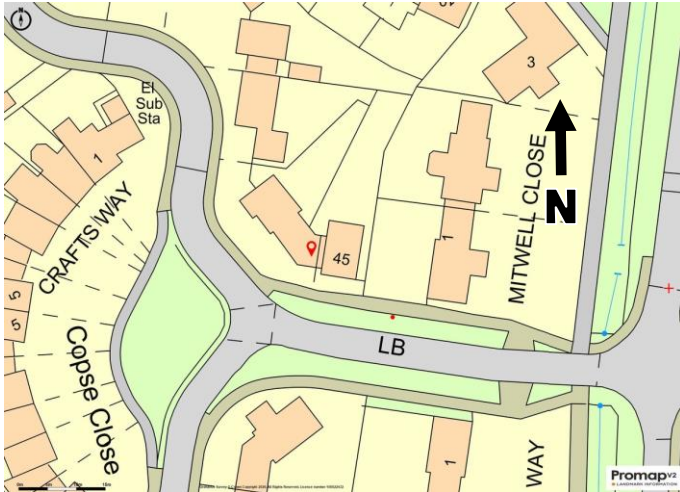
Garden

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 151.9 sq. metres (1635.2 sq. feet)

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



Highfields Caldecote is an appealing established community about 5 miles west of Cambridge and is well served by a primary school, social club and village hall, a village Cricket Team and various Football Teams for all age groups, many open green recreational spaces.

There is also a hairdressers, petrol filling station and shop just at the edge of the village with Bourn and Meridian Golf Clubs in neighbouring Bourn and Toft.

The village is in the catchment for the eagerly sought-after Comberton Village College and is surrounded by open countryside with lots of bridleways and footpaths providing pleasant walks and rides and there is a lovely bluebell wood off Highfields Road.

The A428 gives easy access to Cambridge (5 miles) and in the other direction to St Neots (11 miles). Junction 13 of the M11 is about 4.5 miles east and the A14 is about 5 miles.

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