



An impressive and spacious 3989 sq ft modern house

8 Main Street, Hardwick, Cambridge, CB23 7QS

Freehold





Convenient west Cambridge village • Spacious high quality accommodation • Large gardens • Two bay oak cart lodge and garage

Local information

- The property is situated approximately 7 miles to the west of the centre of the historic University City of Cambridge (6 miles to the A1134).

- Within the village is a 13th century parish church, popular Blue Lion gastro-pub, Post Office and everyday convenience store.

- Comprehensive shopping is available at Sainsbury's Eddington (4.4 miles), Waitrose Trumpington (8.4 miles), Morrisons in Cambourne (5 miles) or the Tesco superstore at Bar Hill (5.8 miles).

- There is a pre-school and a primary school in the village and access to a number of excellent state schools, independent schools and colleges including Comberton Village College, The Leys, Perse School, St. Faiths and St. Marys School.

- The 'high-tech' University City of Cambridge boasts an excellent range of shopping, cultural, recreational and educational facilities.

About this property

This impressive modern house was built around 2009 as one of a pair on large plots in the older part of the village. 8 Main Street is beautifully presented and offers ideal space for a family. Extended and improved by the current owners it now offers spacious accommodation extending to just under 4,000 sq

ft arranged over two main floors with a recently converted attic storey above the main part of the house. The layout is well planned and has been enhanced by the creation of a large play/family room to the front with cloakroom and, to one side, a practical boot room with a separate access. The ground floor has mainly wooden flooring throughout and flows well with a spacious sitting room with open Jetmaster fireplace in a stone surround, beyond which is the conservatory which has lovely outlooks over the rear garden. The kitchen has a range of floor and wall units with a number of integrated appliances and granite work surfaces together with a separate utility room. The kitchen connects at one end to the adjacent breakfast room and both rooms have french doors leading out into the rear gardens.

At first floor level there are five bedrooms, the main bedroom, to the front, has an en suite dressing room and shower room, there is a guest bedroom with en suite shower, a well fitted family bathroom and three of the remaining bedrooms also have built-in wardrobes and enjoy pleasant outlooks over the gardens. An oak staircase from the landing leads up to the second floor which has two further bedrooms with one also having an en suite shower.



Outside

Set well back from the village road behind a mature hedge the house is approached through a five bar gate with a meandering shingled drive with lawn to one side and a number of mature trees leads up to the wide parking area and the recently constructed oak framed cart lodge garage with two open bays and one enclosed with loft storage and an electric car charging point. There is a gated path to the left hand side leading to the rear garden which slopes gently upwards to the rear boundary. There is a paved terrace with barbecue area, a timber garden shed and a potting shed.

In all 0.48 of an acre.

Tenure

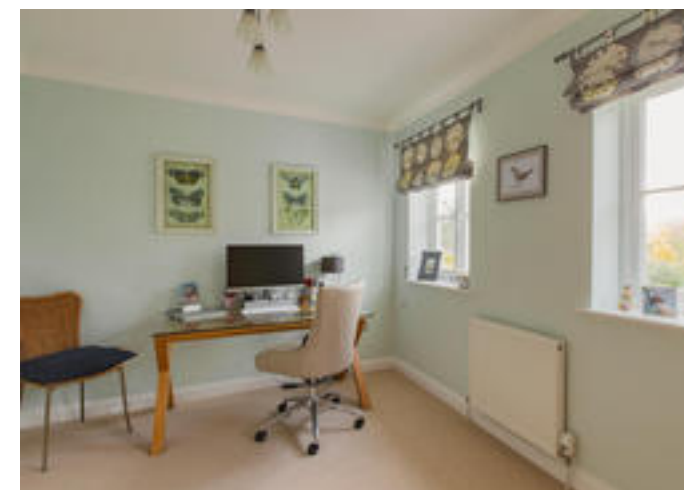
Freehold

Local Authority

South Cambridgeshire District Council: Band G

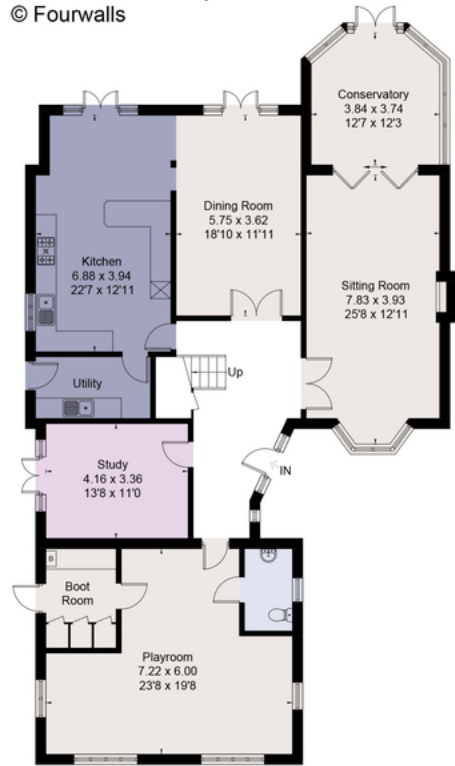
Viewing

Strictly by appointment with Savills

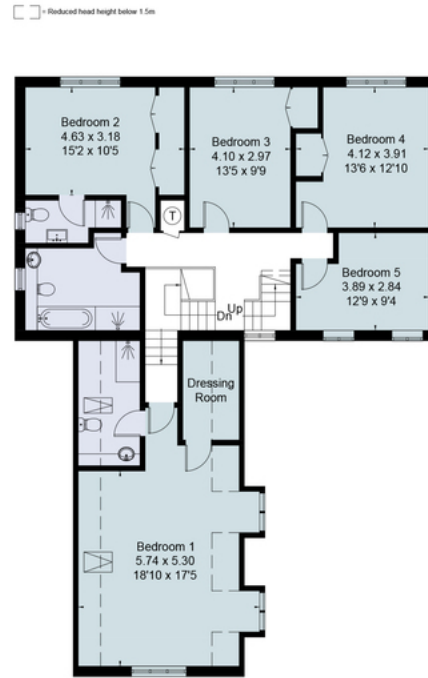




Approximate Area = 370.6 sq m / 3989 sq ft
Garage = 22.4 sq m / 241 sq ft
Total = 393.0 sq m / 4230 sq ft
(Excluding Eaves / Carport)
Including Limited Use Area (37.2 sq m / 400 sq ft)
For identification only. Not to scale.
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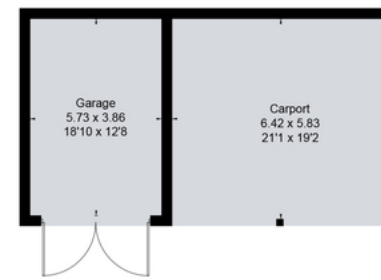
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		77	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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