



Single storey property with delightful gardens

56 Church Road, Hauxton, Cambridge CB22 5HS



Popular village close to Cambridge • Attractive mature rear garden with terrace • Three bedrooms • Views towards the church • No onward chain

Local information

- Hauxton is a conveniently placed village with an historic parish church just 4.3 miles south of Cambridge. The river Cam flows north of the village in the meadows to the north of Church Road.

- Local facilities in nearby Harston include a post office and general store. There is a Waitrose supermarket at nearby Trumpington and other facilities including a butchers and a delicatessen together with shops for everyday needs at Great Shelford.

- Primary schooling is available in the village and secondary schooling at Melbourn and Sawston Village Colleges. Further independent schooling is available in Cambridge city itself.

- The property benefits from excellent transport links. Rail links to London are available from nearby Gt Shelford (1.9 miles) and Foxton serving Liverpool Street & Kings Cross respectively is close by. There is also a regular bus service from the A10 Junction with Church Road into Cambridge along with the Park & Ride at Trumpington. There is also a dedicated bike path that runs along the A10 in to the City along Trumpington Road.

About this property

56 Church Road is situated on a generous plot just along from the ancient parish church of St Edmund. The property has good accommodation on one level extending to approximately 1,069

sqft and includes a large main reception room with sitting and dining areas and a French door to the gardens. A galley kitchen with base and wall units and an electric double oven and ceramic gas hob together with space and plumbing for a dishwasher and a wide window overlooking the front garden. Beyond this is a utility room which also has doors both to the front and to the rear garden. From the hall there are three bedrooms, two singles with built-in wardrobes and a larger double overlooking the rear garden. The bathroom has a bath and separate shower. A cloakroom completes the accommodation. Overall the property is well presented and offers excellent space for a couple or a young family with potential to extend out to the rear (subject to any necessary consents).

To the front there is an in-out block paved drive with shrub and herbaceous border and two areas of lawn. There is an attached single garage to one side and passageway leading to the rear garden to the other side. The rear garden is a good size and mature with wide paved terrace along the rear wall of the house and steps down onto a level lawn with a number of mature trees and, to the far end, further shrub borders and a timber garden shed.

EPC rating = D

Viewing

Strictly by appointment with Savills

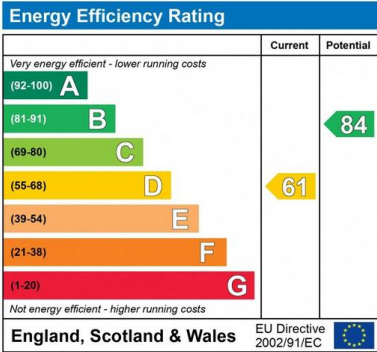




Approximate Area = 99.3 sq m / 1069 sq ft
Garage = 11.5 sq m / 124 sq ft
Total = 110.8 sq m / 1193 sq ft
Including Limited Use Area (1.1 sq m / 12 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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