

**75 HIGHFIELDS ROAD,  
HIGHFIELDS CALDECOTE**

  
**BIDWELLS**



**A highly individual single storey detached residence, delightfully situated in this popular village location, just 8 miles from Cambridge.**

Cambridge 8 miles, St Neots 11 miles (rail services to King's Cross 45 minutes), A428 1 mile, M11 (Junction 13) 6 miles (distances and times are approximate).

#### **Property Summary**

Gross internal floor area: 1,821.6 sq ft (169.2 sq m)

- Entrance Hall, Sitting Room, Dining Room, Kitchen, Utility Room, 5 Bedrooms, 2 Bath/Shower Rooms
- Outside: Off Street Parking, Front and Rear Gardens

Please read Important Notice on the floor plan page



**75 HIGHFIELDS ROAD,  
HIGHFIELDS CALDECOTE,  
CAMBRIDGE CB23 7NX**

### Description

This spacious single storey detached residence is believed to date from the 1970s and has been extended over the years to offer 1,821.6 sq ft (169.2 sq m) of well proportioned, accommodation. The property would benefit from some reconfiguring and modernisation and offers potential purchasers a fantastic opportunity to carry out any future alterations and improvements to their own particular taste and standard, subject to the necessary consents being obtained.

### Outside

The property is set well back from the road behind established trees and hedging and approached via a gravel driveway offering off street parking for a number of vehicles. There is an area of lawn to the front of the property which is bordered with well stocked flower and shrub beds.

The rear garden is enclosed with timber fencing and is mainly laid to lawn with a timber garden Shed. A large paved terrace adjoins the rear elevation and provides ample space for al fresco dining and entertaining.

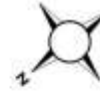




### Property Highlights

- Dual aspect Sitting Room 18'8 x 16'6 (5.70m x 5.02m) with brick-built fireplace
- Dining Room with pitched ceiling, tiled floor and full height windows and doors to the rear elevation which flood the room with natural light
- L shaped Kitchen with spaces for free-standing range cooker, dishwasher, washing machine and fridge freezer
- 5 Bedrooms, 4 of which are large doubles
- Generous off-street parking for numerous vehicles
- Versatile accommodation suitable for a variety of uses, including the option to create an independent annexe using the existing Bedrooms 1 and 2, Shower Room and Utility Room
- No onward chain

**Ground Floor**  
Approx. 169.2 sq. metres (1821.6 sq. feet)



Total area: approx. 169.2 sq. metres (1821.6 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.

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### Location

Highfields Caldecote is a well-served village, situated just 8 miles west of Cambridge. Local facilities include a coffee shop, grocery store, hairdressers, village hall and primary school. Secondary school education is available at the highly acclaimed Comberton Village College (about 4 miles) which also has a sports hall and sixth form centre. More extensive facilities are available at nearby Cambridge together with an excellent choice of schools for all ages.

Road and rail communications are good with the nearby A428 connecting with the A1 (M) to the north and to the A14 to the south for access to the M11 and M25. London's King's Cross can be accessed in 38 minutes from St Neots, although the average time is 45 minutes.

### Viewing

By prior telephone appointment with Bidwells  
01223 841842

### Enquiries

Andrew Tucker  
01223 559510  
andrew.tucker@bidwells.co.uk

Stonecross, Trumpington High Street,  
Cambridge, CB2 9SU

### Additional Information

#### Local Authority

South Cambridgeshire District  
Council  
0345 045 0500

#### Outgoings

Council Tax Band: E  
Council Tax Payable 2020/21:  
£2,345.15

#### Services

Mains water, electricity and drainage are connected to the property. Oil fired central heating.

#### Fixtures & Fittings

All items normally designated as tenant's fixtures and fittings are expressly excluded from the sale.

#### Energy Rating C

#### Tenure & Possession

The property is for sale freehold with vacant possession on completion

#### Health & Safety

Please ensure that you take due care when inspecting any property.