



The Lane, Hauxton Cambridge CB22 5HP

welcome to

The Lane, Hauxton Cambridge

Charming chalet bungalow in the sought-after village of Hauxton, offering versatile accommodation, two double bedrooms and a delightful balcony. The property boasts a beautiful established garden, single garage and ample off-road parking.



Ground Floor

Porch

Double glazed door to side aspect opening onto the porch. Double glazed to front and side aspect.

Entrance Hall

Internal double glazed door opening onto the hallway. Stairs leading to first floor. Wall mounted radiator.

Dining Room

Double glazed window to front aspect. Fireplace and wall mounted radiator.

Study

Double glazed window to front aspect. Wall mounted radiator.

Lounge

Double glazed french doors to rear aspect. Wall mounted radiator.

Kitchen

Double glazed window to side aspect. Fitted kitchen with a mix of wall and base level units, works surfaces incorporating a sink unit with mixer tap and breakfast bar. Built in oven and hob with over hood. Space for fridge freezer, washing machine and dishwasher. Archway leading to family area.

Family Room

Double glazed patio doors to rear aspect. Fireplace and wall mounted radiator.

Wc

Double glazed window to side aspect. Low level WC and wall mounted radiator.

Boot Room

Wash hand basin and wall mounted radiator.

Wet Room & Bathroom

Double glazed window to rear and side aspect. Corner bath with mixer taps. Wet area with shower over.

First Floor Landing

Stairs rising from ground floor. Velux sky light and wall mounted radiator. Wall in storage cupboard.

Bedroom One

Velux window to front aspect and french doors to rear aspect opening out onto a balcony. Wall mounted radiator.

Bedroom Two

Velux window to rear aspect and double glazed window to side aspect. Wall mounted radiator.

Shower Room

Double glazed window to rear aspect. Low level WC, vanity twin wash hand basins and corner shower cubicle. Wall mounted radiator.

Outside

Rear Garden

Rear garden with a mix of lawn and patio areas. Summer house, shed and greenhouse. Pergola, threes shrubbery and flowers.

Garage

Single garage with up and over door. Power and lighting.

Parking

Gravel driveway for multiple vehicles.

Location

Hauxton is a highly sought-after South Cambridgeshire village, offering a peaceful village setting while remaining just a few miles from Cambridge city centre. The village is surrounded by attractive open countryside, with a selection of footpaths and cycle routes providing excellent opportunities for walking and cycling. Everyday amenities are available in nearby Great Shelford, including shops, cafés, restaurants and other local services, while the mainline railway station provides convenient connections towards Cambridge and London. The village is also ideally positioned for

access to the M11, Addenbrooke's Hospital, Cambridge Biomedical Campus and Trumpington Park & Ride, making it particularly appealing to commuters and professionals. With its excellent transport links, proximity to Cambridge and abundance of surrounding countryside, Hauxton offers an enviable balance of village tranquillity and city convenience.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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The Lane, Hauxton Cambridge

- CHARMING TWO DOUBLE BEDROOM CHALET
- THREE RECEPTION ROOMS
- FITTED KITCHEN
- WETROOM WITH BATH TUB & SHOWER ROOM
- FANTASTIC SIZED REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£700,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110683 - 0004

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