



24 Haslingfield Road  
Harlton | Cambridge | CB23 1ER

FINE & COUNTRY

24 HASLINGFIELD ROAD











# KEY FEATURES

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Beautifully presented contemporary residence with open field views in 0.44 acres.

Stepping inside, a spacious entrance hall with a galleried landing is flooded with light through the double-height glazing. This elegant and contemporary entrance sets the tone for the entire property.

The open-plan kitchen dining room spans the rear of the house and has been fitted with a luxury kitchen by Tom Howley, including a wide range of Miele and Siemens appliances and stonework surfaces. Being generously spacious, it is ideal for entertaining and daily living. It also opens onto a garden room with a lantern and windows overlooking the garden and views beyond, and onto the rear terrace via bifold doors. The sitting room, with its bay window and wood-burning stove, is a perfect space to enjoy a film or a moment of tranquillity. A second reception room, currently utilized as a playroom, offers flexibility and would make an exceptional office. A utility room, boot room, and cloakroom provide storage and practicality. Upstairs, the five double bedrooms are well-served by three en suites and a family bathroom. The fifth bedroom is currently used as a dressing room for the principal bedroom.

Outside, brick-pillared remote oak gates open onto the driveway and double garage. The rear garden features a large lawn and terrace with wonderful views of the surrounding countryside. Behind a willow fence is a lightly wooded area encouraging wildlife and the imagination of children.







































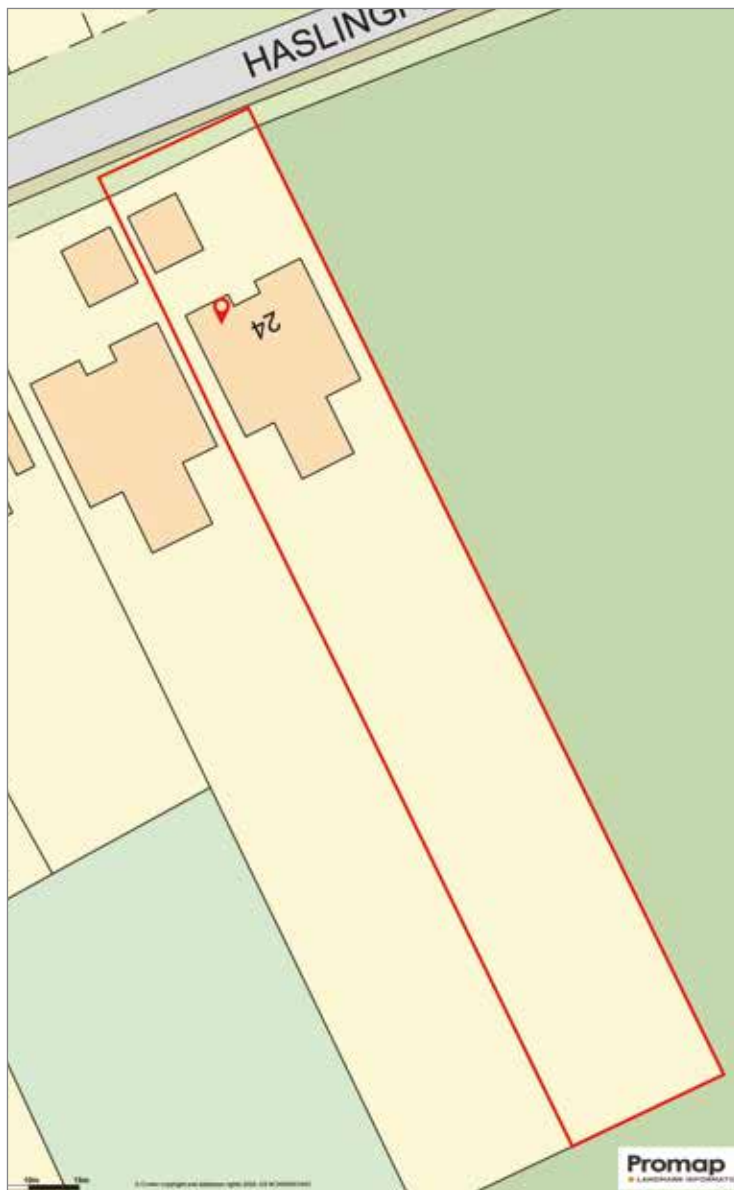




#### Village information

Harlton is conveniently situated for easy access to Cambridge and Royston. The village offers a range of local amenities, including a village hall and the historic Hare & Hounds, a community-owned public house dating back to 1879. Additionally, residents can enjoy dining at La Pergola, an Italian restaurant and pub. This property enjoys a central village location, making it an ideal choice for those seeking both convenience and a vibrant community atmosphere.

Harlton is approximately 6 miles from the historic city of Cambridge. Furthermore, the village is in close proximity to Comberton, home to Comberton Village College, Ofsted rated Outstanding.



# INFORMATION

- Open Field Views
- Great Access to Cambridge and London
- Built to an Excellent Standard
- Luxury Open Plan Kitchen/Dining/Living Space
- Double Garage
- Three En Suites

Agents Notes

Tenure: Freehold

Year Built: 2019

EPC: B

Local Authority: South Cambridgeshire Council

Council Tax Band: G

To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Fine & Country or Thomas Morris Sales & Lettings.

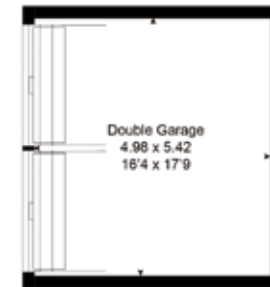
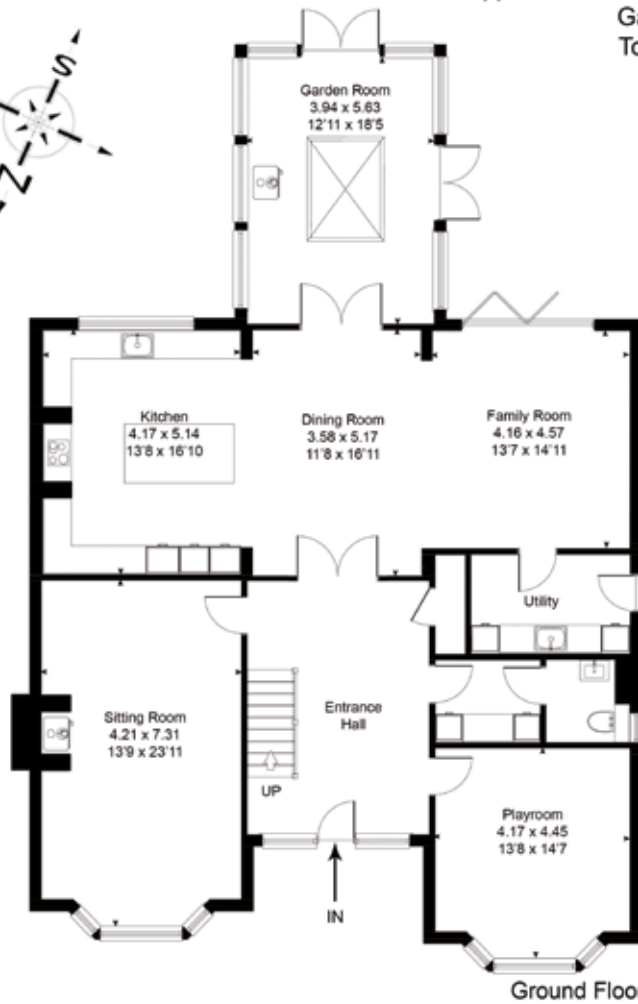
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Haslingfield Road, Harlton, Cambridge CB23 1ER  
 Approximate Gross Internal Area = 300 m<sup>2</sup> / 3229 ft<sup>2</sup>  
 Garage = 27 m<sup>2</sup> / 290 ft<sup>2</sup>  
 Total = 327 m<sup>2</sup> / 3519 ft<sup>2</sup>



Garage



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Francis Ambler Photography © 2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 26.03.2024





# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

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