



**HIGH STREET, HADDENHAM, CB6**  
**£745,000**

**Carter Jonas**



# HIGH STREET, HADDENHAM, CB6

This impressive home has been well maintained and improved by its current owners. Whilst built in 1999, the property benefits from many unique features such as reclaimed beams, feature brickwork and stunning fireplace. The windows and French doors have been recently replaced sympathetically and in keeping with the property style.

The accommodation offers flexible living space over three floors with the ground floor comprising a stunning entrance hall with vaulted ceiling and galleried landings, and a sunken well with a glass viewing top.

Off the entrance hall is the kitchen/breakfast room with island. A spacious pantry offers additional storage, and a useful utility room off the kitchen benefits from door onto side aspect.

Double french glazed oak doors off the kitchen lead into a spacious dining room with french doors onto side aspect. Completing the ground floor is a spacious dual aspect living room with inglenook fireplace and three sets of french doors leading onto the garden.

The first floor is host to the principal bedroom with large walk in wardrobe and en-suite shower room. There are two further bedrooms with en-suite to bedroom 2, and a family bathroom.

On the second floor there are two further double bedrooms, one of which has fitted wardrobes and eaves storage. There is an additional shower room on this floor as well as spacious reading area/study and overlooks the spacious hallway.

Outside there is a double garage and covered carport with parking for several cars. The garage has power and light and personal door leading to the rear garden. The walled garden surrounds the property and offers a good level of seclusion. Attractive borders with shrubs and flowers are well-established and the garden is laid to lawn.

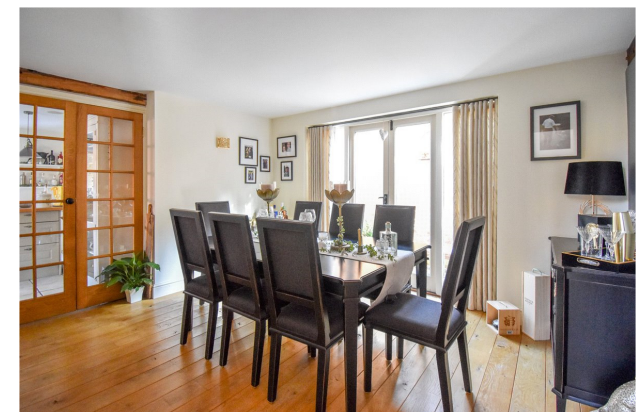
There are two main patio areas ideal for alfresco entertaining.

**TENURE** Freehold

**LOCAL AUTHORITY**

**EPC BAND** D

**THE BARN IS A HIGHLY INDIVIDUAL FAMILY HOME LOCATED IN THE CENTRE OF THE SOUGHT AFTER VILLAGE OF HADDENHAM.**









## Bull Yard

Approximate Gross Internal Area = 2104 sq ft / 195.5 sq m  
(Excluding Reduced Headroom)

Reduced Headroom = 183 sq ft / 17 sq m

Garage = 352 sq ft / 32.7 sq m

Total = 2639 sq ft / 245.2 sq m



Score	Energy rating	Current	Potential
82+	A		
81-91	B		
69-80	C		
55-68	D	68 D	71 C
39-54	E		
21-38	F		
1-20	G		

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Cambridge Sales (North) 01223 472011

cambridgenorth@carterjonas.co.uk  
1 Histon Road, Cambridge, Cambridgeshire, CB4 3BF

carterjonas.co.uk  
Offices throughout the UK

Exclusive UK affiliate of

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPIMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.