

THE DOVECOTE, 29 HIGH STREET, HASLINGFIELD







Situated in the centre of the desirable village of Haslingfield, just outside Cambridge, The Dovecote is a striking period property set back from the road in mature gardens and grounds of just under 1.5 acres.

Cambridge 6 miles; Cambridge Railway Station (King's Cross/St Pancras and Liverpool Street lines) 7 miles; Royston 9.5 miles; Royston Railway Station 9.5 miles, Foxton Railway Station 3 miles and Shepreth Railway Station 3.5 miles are on the King's Cross/St Pancras and Brighton via Gatwick lines; M11 (junction 12) 3 miles; Stansted and Luton Airports 30 miles (distances are approximate).

Property Summary

Gross internal area 2,318 sq ft (215.3 sq m) (excluding loft storage).

- Ground Floor: Sitting Room, Dining Room, Kitchen with Pantry, 2 Double Bedrooms, Single Bedroom/Study, Family Bathroom, Utility Room, Cloakroom (w/c).
- First Floor: Sitting Room, 2 Double Bedrooms, Shower Room, Loft Storage.
- Outside: Garage, Off-Street Parking, Summerhouse, Outbuildings, Gardens and Grounds.



In all the property comprises 1.4 acres (0.565 hectares)

Please read Important Notice on the floor plan page.

**THE DOVECOTE,
29 HIGH STREET,
HASLINGFIELD,
CAMBRIDGESHIRE CB23 1JW**

Description

The Dovecote is a striking, detached 5-bedroom Grade II listed property, believed to date from 1650. The property was originally built with nesting boxes for 750 pairs of pigeons and has a conical “fish scale” tiled roof rising to an attractive cupola. Converted into a residential dwelling in 1977 by the present owners, the property has been significantly improved and extended to create an outstanding and unique family home.

Outside

The property is approached over a block paved driveway with single garage, ample off-street parking and beautifully arranged flower and shrub borders. Paved pathways lead to the main entrance and a side courtyard and on to the rear of the property.

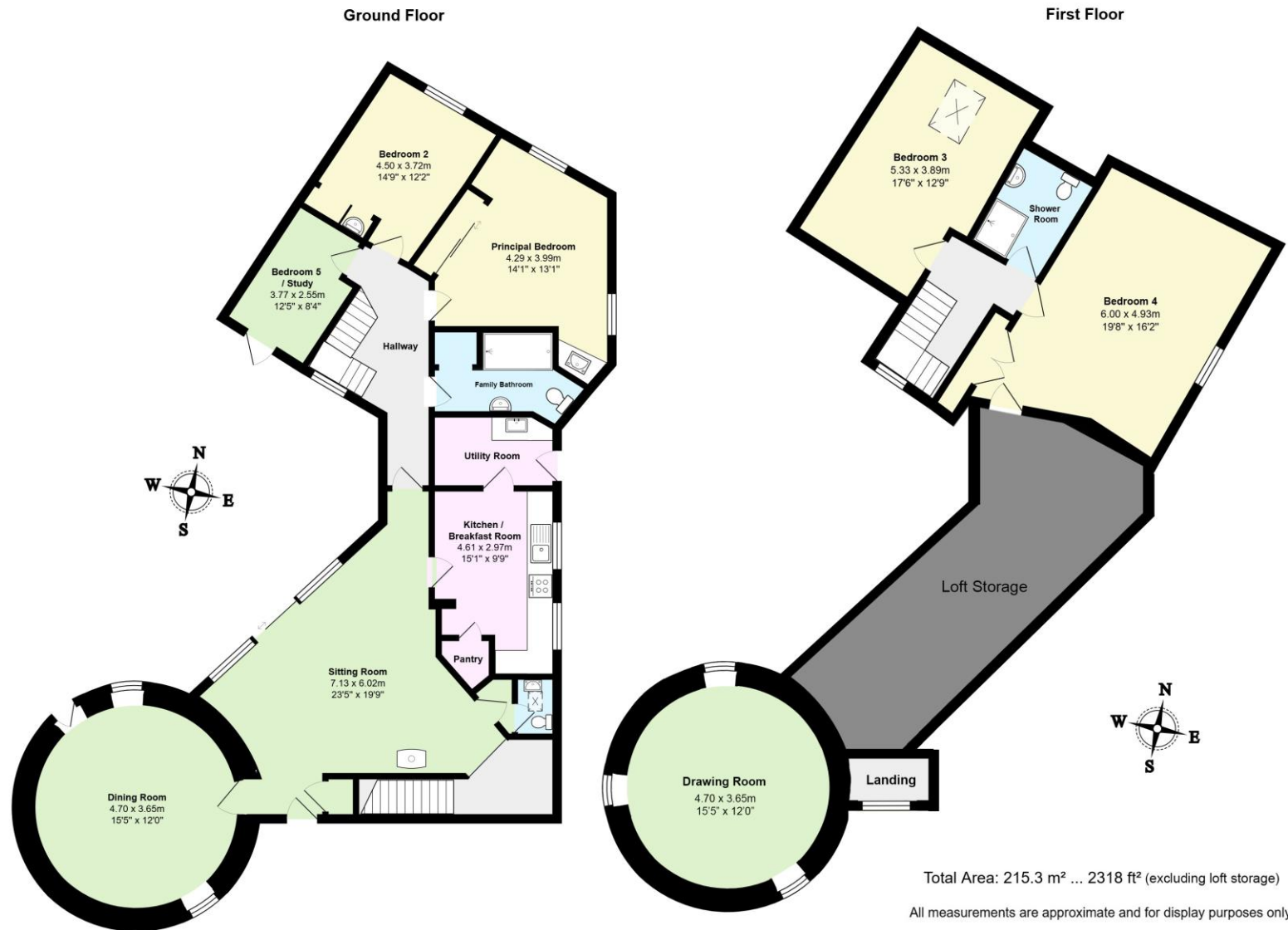
The extensive rear gardens are enclosed by mature trees and hedging and offer considerable privacy and seclusion. A patio and timber summerhouse have views across a lawned area and further flower and shrub borders to a wooded area beyond, planted to the forefront with fruit trees including apple, pear and damson.





Property Highlights

- Ground floor Sitting Room with woodblock flooring, 2 feature brick walls, contemporary log burner and sliding glazed doors to the side courtyard, separate Cloakroom and W/C
- Kitchen/Breakfast Room 15'1 x 9'9 (4.61m x 2.97m) fitted with range of base and wall cabinets and a pantry, Corian worksurfaces with upstands, 2 electric ovens, induction hob with extractor over and dishwasher
- Utility Room
- Spacious, dual aspect, circular Dining Room 15'5 x 12' (4.7m x 3.65m) with woodblock flooring and feature wall of original nesting boxes
- Spectacular, first floor round Sitting Room featuring original nesting boxes and exposed timbers and topped with a magnificent side-glazed cupola
- 2 ground floor Double Bedrooms with wash basins bright and airy Single Bedroom/Study with full height glazed door/window, Family Bathroom
- 2 first floor Double Bedrooms, Shower Room
- Large loft storage area
- Side courtyard and rear patio
- Mature gardens and grounds of 1.4 acres in a conservation area
- Single Garage and Outbuildings



Important Notice

Bidwells LLP act for themselves and for the vendors of this property, whose agents they are, give notice that: Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated. Prospective purchasers may be asked to produce identification of the intended Purchaser and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise. OS licence no. ES 100017734. © Copyright Bidwells LLP 2018. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.



Location

Haslingfield is a popular, highly regarded and well served village, positioned just 6 miles southwest of Cambridge and surrounded by attractive countryside. The village has a strong sense of community and benefits from a range of local amenities including a primary school, post office and general store, café, village hall, recreation ground and play and skate parks.

Haslingfield lies within the catchment area for Comberton Village College, which offers secondary and sixth form education and is consistently recognised for its strong academic performance.

The nearby historic and beautiful University city of Cambridge offers additional primary, secondary and sixth form schooling, both state and independent. There is a wide range of shops, restaurants, leisure and cultural attractions for all ages and interests. The city is an internationally renowned centre for science, technology and innovation, due in part to its two universities, Addenbrookes Hospital and Biomedical Campus, the Wellcome Genome Campus and Science and Business Parks.

The property is well placed for commuters, with convenient access to the A10 and M11, Trumpington and Maddingley Road Park and Ride Sites and to the growing network of cycle paths to Cambridge and Royston. Cambridge, Shepreth, Foxton and Royston Railway Stations provide frequent and direct services to London – including King's Cross, St Pancras, Farringdon, City Thameslink and Liverpool Street – making the area popular with London-based as well as Cambridge-based professionals.

Viewing

By prior telephone appointment with Bidwells
01223 841842

Enquiries

Billy Donaldson
billy.donaldson@bidwells.co.uk

bidwells.co.uk

Additional Information

Local Authority

South Cambridgeshire District Council
01954 713000

Outgoings

Council Tax Band: F
Council Tax Payable 2026/2027:
£3,663.47

Services

Mains water, electricity and drainage are connected

Fixtures & Fittings

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

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.

