

HIGHWOODS, HAVERHILL ROAD,
STAPLEFORD


BIDWELLS







A rare opportunity to acquire a stunning hilltop residence nestled within mature wooded surroundings and enjoying far-reaching views. Extending to 6,219 sq ft, this impressive three-storey home provides beautifully presented, generously proportioned accommodation set within landscaped gardens.

Cambridge city centre 4 miles (Liverpool Street 70 minutes and King's Cross 50 minutes), M11 (Junction 10) 4 miles, Stansted International Airport 24 miles, London 54 miles (distances and times are approximate).

Property Summary

Gross internal area 6,219 sq ft (578 sq m) excluding Garage

- Ground Floor: Reception Hall, Cloakroom, Study, Sitting Room, Dining Room, Kitchen/Breakfast Room, Pantry, Utility Room, Family/Day Room
- First Floor: 5 Bedrooms, Dressing Room, 5 Bath/Shower Rooms (4 En Suite)
- Second Floor: Gym/Games Room, Storeroom
- Outside: Double Garage, Workshop, Heated Swimming Pool, Gardens and Grounds

Please read Important Notice on the floor plan page.



**HIGHWOODS,
HAVERHILL ROAD, STAPLEFORD,
CAMBRIDGESHIRE CB22 5BX**

Description

Highwoods was built by Westwood Homes in 2008 and constructed to an exceptionally high standard, resulting in an outstanding family home extending to approximately 6,219 sq ft. Beautifully presented throughout, the property offers exceptionally well-proportioned accommodation arranged over three floors, combining impressive reception space with generous bedroom accommodation ideally suited to modern family living.

Finished to an exacting specification and meticulously maintained by the current owners, the property provides a rare opportunity to acquire a substantial and highly individual home in a private and sought-after setting.

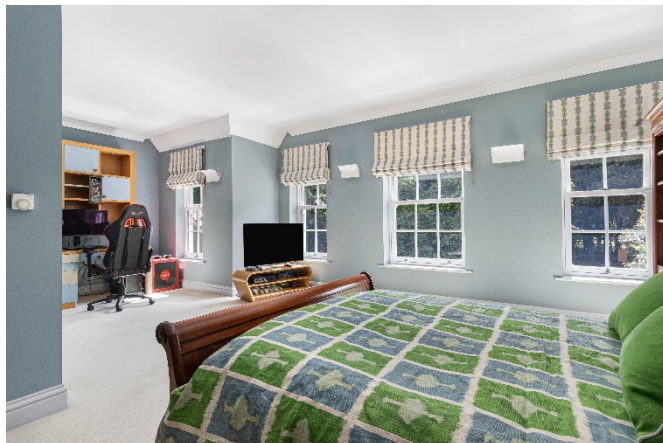
Outside

Gated access leads to a sweeping gravel driveway, bordered by mature trees and established planting, creating an impressive sense of arrival. The property enjoys beautifully landscaped gardens of just over an acre, designed to provide a high degree of privacy and seclusion, with extensive lawns, well-stocked shrub borders and a variety of mature specimen trees. A substantial paved terrace adjoins the rear of the house, providing an ideal setting for outdoor entertaining, whilst a heated swimming pool with surrounding sun terrace and an attractive open-sided summer house further enhance the grounds. A detached double garage with adjoining workshop completes the accommodation.

Optional Paddock Land & Planning Permission

Available by separate negotiation, adjoining the main gardens is a paddock extending to 6.26 acres (2.535 ha), benefitting from its own independent access onto Haverhill Road. The land also benefits from planning permission for equestrian facilities, offering excellent potential for purchasers with equestrian or lifestyle interests (Reference 26/00646/FUL).





Property Highlights

- Impressive, semi-circular Reception Hall with Imperial style staircase and vaulted ceiling
- Stunning Kitchen/Breakfast Room with travertine tiled floor, fitted with range of base and wall cabinets, quartz work surfaces with upstands, central island and integrated appliances comprising electric oven, induction hob, drinks cabinet, microwave, dishwasher, fridge/freezer and oil fired Aga with companion stove. Door to large, fully shelved Pantry
- Large Utility Room fitted with range of base and wall cabinets and plumbing for washing machine and tumble drier
- A superb range of reception rooms including a stunning family/day room with rooflight and bi-fold doors to the terrace, an elegant dining room, a beautifully proportioned sitting room with feature fireplace, and a study, all enhanced by extensive glazing and excellent natural light.
- Principal Bedroom with large expanse of tall, glazed windows overlooking the rear garden and Dressing Room with 2 sets of built-in wardrobes
- Bedrooms 2, 3, 4 and 5 arranged over the first floor, all double and all with En Suite Bath/Shower Rooms
- Stylish fully tiled Bath/Shower Room with bath and separate shower, 'his and hers' wash hand basins, door to separate WC with wash hand basin and bidet
- Second Floor Gym/Games Room 29'9 x 22'7 (9.06m x 6.89m)
- Underfloor heating
- Double Garage with personal door to Workshop
- Magnificent landscaped formal gardens
- Heated Swimming Pool
- Optional Paddock with planning permission

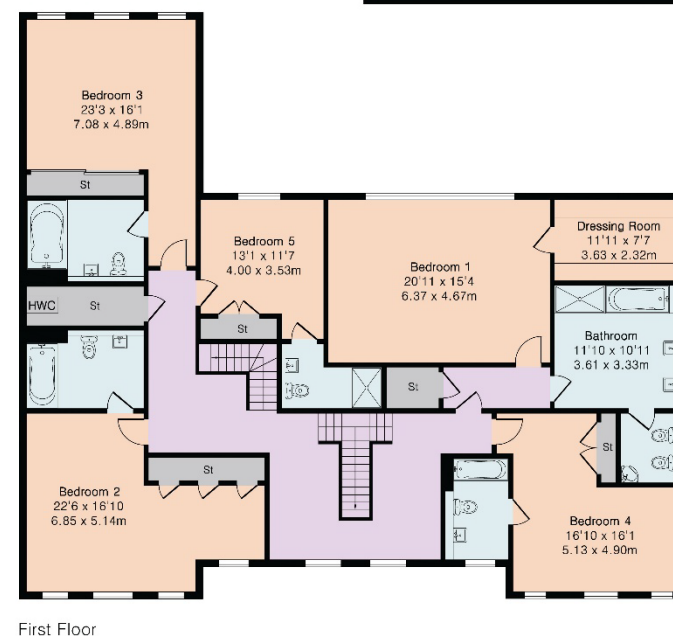
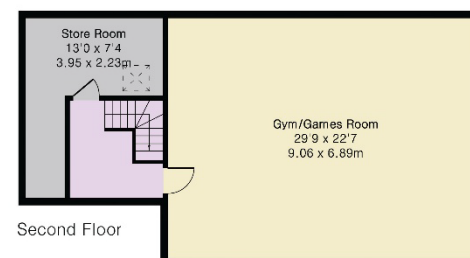
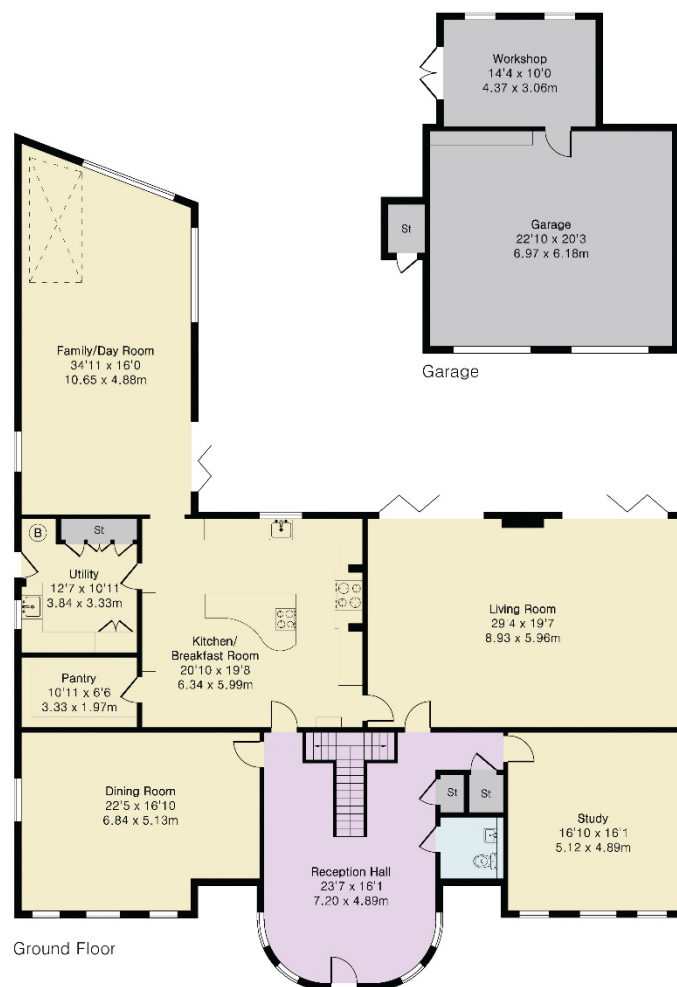
Approximate Gross Internal Area 6219 sq ft - 578 sq m (Excluding Garage)

Ground Floor Area 2855 sq ft – 265 sq m

First Floor Area 2465 sq ft – 229 sq m

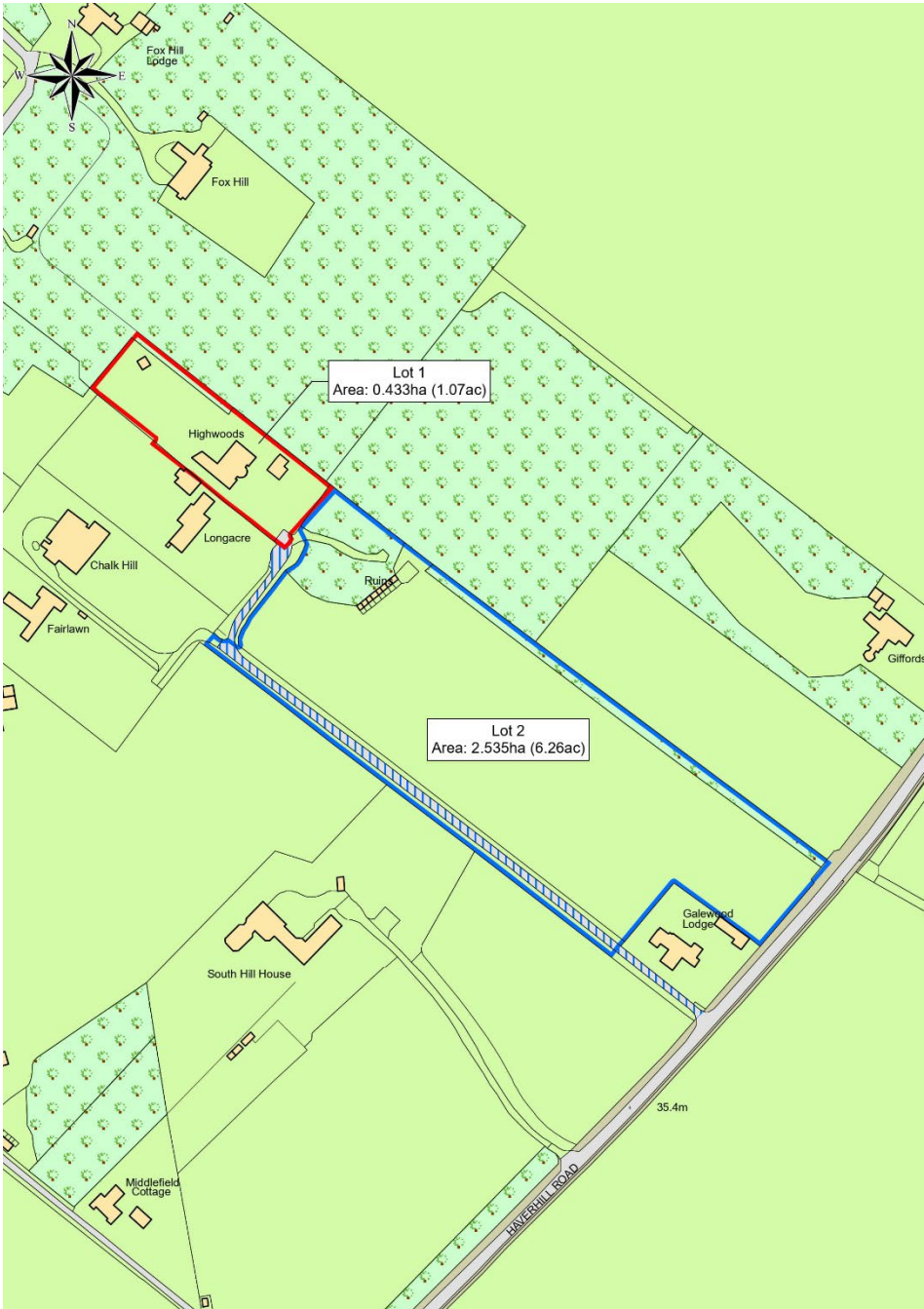
Second Floor Area 899 sq ft – 84 sq m

Garage Area 632 sq ft – 59 sq m



Important Notice

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Location

Highwoods is situated on the edge of the Gog Magog Hills, just 4 miles south of Cambridge city centre and less than a mile from Addenbrooke's Hospital. Nearby Stapleford and Great and Little Shelford offer a range of local amenities, while Cambridge provides excellent shopping, leisure, business facilities and renowned schools.

The area is well connected, with mainline rail services from Cambridge, Shelford and Whittlesford to London Liverpool Street and King's Cross. The M11 (Junction 10) provides easy access to London and the M25, while Stansted Airport is within easy reach.

Residents also benefit from excellent leisure opportunities, including nearby Wandlebury Country Park, Magog Down and the Gog Magog Golf Course, as well as horse racing at Newmarket. The surrounding countryside offers attractive walks, diverse wildlife and beautiful natural scenery.

Viewing

By prior telephone appointment with Bidwells
01223 841842

Enquiries

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

54 High Street, Trumpington, Cambridge, CB2 9LS

Additional Information

Local Authority

South Cambridgeshire District Council
01954 713000

Outgoings

Council Tax Band: H
Council Tax Payable 2026/2027: £5,072.50

Services

Mains electricity and water are connected to the property. Oil fired central heating. Sewerage via a septic tank.

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

Energy Rating D

Health & Safety

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

Material Information QR Code



