12 Church Street, Harston, Cambridge, CB22 7NR

Guide Price £795,000 Freehold

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A RARE OPPORTUNITY TO ACQUIRE THIS STUNNING DETACHED PERIOD RESIDENCE, EXTENDED AND SYMPATHETICALLY REFURBISHED SET WITHIN A GENEROUS AND MATURE GARDEN OVERLOOKING FIELDS TO THE REAR. CHAIN FREE.

- Extended and refurbished four-bedroom detached house
- Two reception rooms with exposed timbers and feature fireplaces
- 1808 Sqft/168 Sqm
- Oil fired central heating to radiators and underfloor heating
- EPC-E/41
- Wonderful open plan kitchen/dining/family room
- Luxury bathroom suites
- 0.2 acres
- Off road parking and garage
- Council tax band - F

The property occupies a fabulous position setback from the road with a pretty cottage garden to the front plus ample off road parking and a large one car garage to the side. The current owners have transformed the property with a programme of sympathetic expansion and refurbishment resulting in beautifully presented accommodation yet with great care taken to preserve much of the original 17th century character. This blends perfectly with the modern living accommodation and a buyer would feel that they maybe have the best of both worlds.

The accommodation comprises two large dual aspect reception rooms, both with exposed beams and feature fireplaces including a wood burning stove to the lounge. Particularly worthy of note is the fabulous kitchen/dining/family room with wonderful views over the garden and farmland beyond. The kitchen area is fitted with attractive contemporary cabinetry, quartz working surfaces/breakfast bar with inset single sink unit, bevel drainer and mixer tap. There are deep pan drawers, corner carousels and ample storage plus an integrated five ring gas hob, conventional fan oven, combination oven, a beautiful oak floor herringbone design which runs through much of the ground floor with underfloor heating in the kitchen/dining area and extends into the entrance hall, rear lobby and cloakroom. Just off is a handy utility room, again with attractive cabinetry, ample fitted working surfaces, space for the usual white goods including an American style fridge/freezer and a cloakroom/WC just off the rear lobby.

From the inner hallway, stairs rise to first floor accommodation to a split leveled galleried landing. Off of which are four double bedrooms, again, a continuation of exposed beams. The master bedroom boasts a dressing area and a luxury en-suite bathroom comprising a low level WC, vanity wash hand basin, a bath tub and attractive wall and floor tiling and heated towel rail. The family bathroom similarly boasts a low level WC, vanity wash hand basin, a generous walk-in shower and separate bath tub, again with attractive wall and floor tiling and a heated towel rail.

Outside, the front garden is laid mainly to lawn with well stocked flower and shrub borders and enclosed by an attractive wall. A shingled pathway leads to the entrance portico and continues to the side of the property where there is a further lawned area with an Indian sandstone terrace. A gateway leads to the parking area and garaging. There is a lawned area to the other side of the property and the rear garden is predominantly laid to lawn with well stocked flower and shrub borders and beds, a selection of mature trees and bushes, a generous patio, summerhouse and all with splendid un-interrupted views over farmland to the rear.

Location
Harston is an attractive village about four miles south of Cambridge within one mile of junction 11 of the M11. A primary school, doctors' surgery. village hall, post office and village store serve the area, which is surrounded by open countryside over which there are many interesting walks.

The house is convenient for Addenbrooke's and the Biomedical campus which can be accessed by an off-road, street-lit cycle path. The cycle path also provides easy connections to the Cambridge or Foxton railway station (2 miles away) and the city centre. Good rail links are also found at Great Shelford (5 miles) and Royston (9 miles) which has a fast service to London Kings Cross in only 39 minutes.

Tenure
Freehold

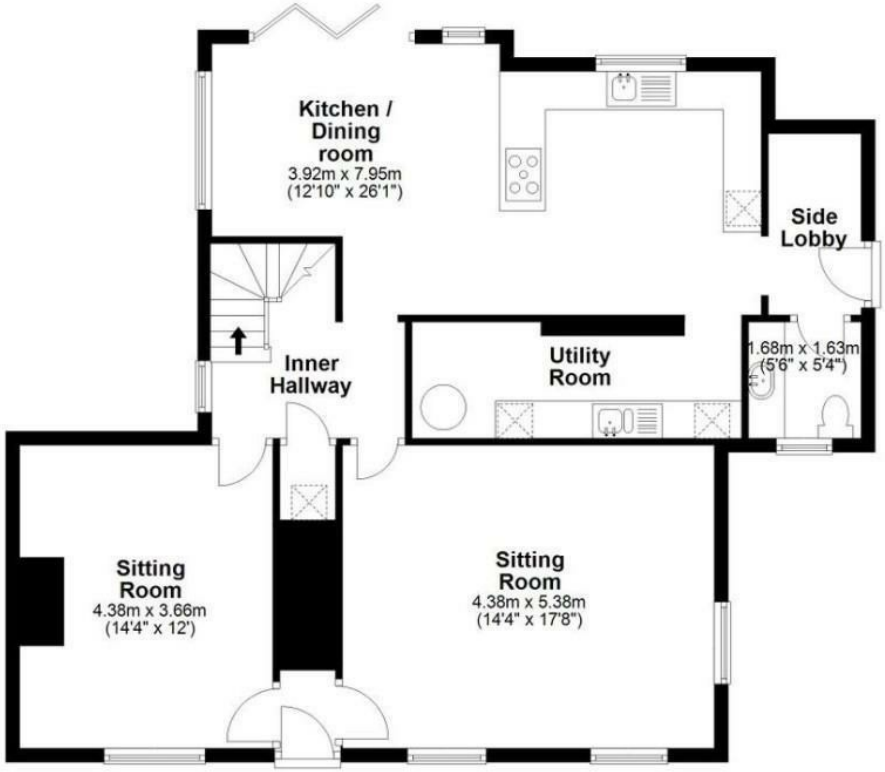
Services
Mains services connected include: electricity, water and mains drainage. Oil fired central heating to radiators and underfloor heating.

Statutory Authorities
South Cambridgeshire District Council
Council tax band - F

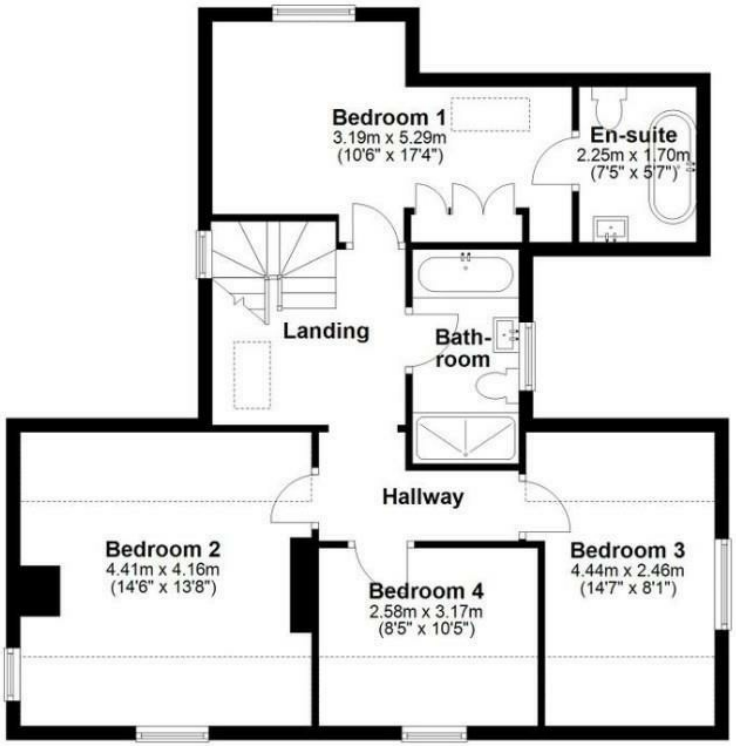
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing
Strictly by appointment through the vendor’s sole agents, Redmayne Arnold and Harris

Ground Floor
Approx. 93.8 sq. metres (1009.9 sq. feet)

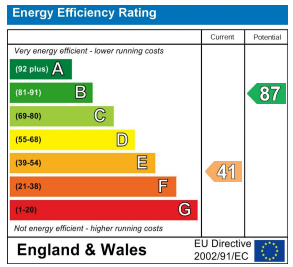
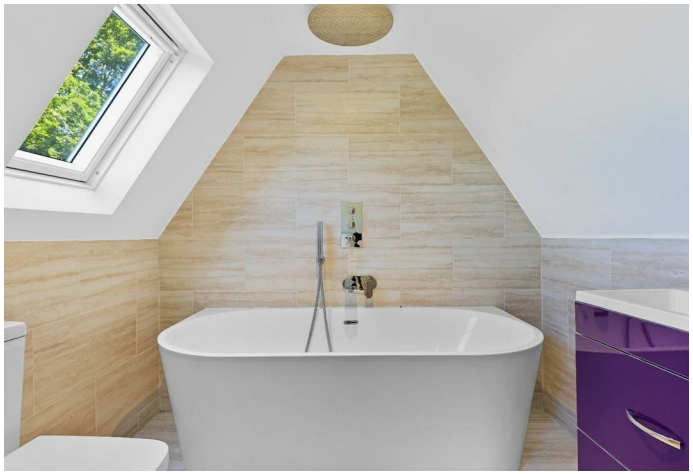


First Floor
Approx. 74.1 sq. metres (798.1 sq. feet)



Total area: approx. 168.0 sq. metres (1808.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.