



10 Button End, Harston, Cambridge, CB22 7NX
Offers Over £525,000 Freehold



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AN ESTABLISHED SEMI-DETACHED HOME, EXTENDED AND MUCH IMPROVED, SET WITHIN A LARGE GARDEN WITH VIEWS OVER FIELDS AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER SOUTH CAMBRIDGESHIRE VILLAGE.

- 3 bedroom, 2 bathroom semi-detached house
- 0.13 acre plot
- Gas fired central heating to radiators
- Well equipped kitchen/dining room
- EPC-C / 74
- 1200 sqft / 112 sqm
- Built in 1924
- External home office/studio and workshop
- Mature and private gardens and grounds
- Council tax band-C

The property occupies a pleasant position within this semi-rural lane, just a short walk from the village church and amenities. The road is a haven for wildlife and a favourite of dog-walkers with its panoramic open fields. The road transitions into a private track which in turn leads down to the River Rhee. The current owner has lived at the property for many years but in recent times has transformed the house with a programme of expansion and periodic refurbishment including a new roof in 2020, external insulation and re-rendering plus new bathrooms in 2015, new windows and doors in 2014 and the rear extension was completed in 2000. The garden has also had significant make-over and boasts beautiful gardens and grounds which include a home office/studio, a workshop and a bespoke covered seated area, ideal for summer evening entertaining.

The accommodation comprises a welcoming reception hall with stairs to first floor accommodation. The house offers extremely versatile accommodation with two bedrooms and a refitted shower room on the first floor and a large double bedroom and a refitted shower room on the ground floor. The kitchen/dining room is fitted with attractive, modern cabinetry, ample fitted working surfaces with inset single sink unit and drainer with matching preparation island /breakfast bar and a range of integrated appliances which include an induction hob, oven, extractor, microwave, fridge/freezer plus space for a dishwasher. The dual aspect sitting room is a generously proportioned room with French doors to the garden and a feature ornamental fireplace. Just off, is a handy utility room with door to outside, space for the usual white goods with a luxury shower room and cloakroom/W.C just off.

Outside the driveway provides parking for three to four vehicles. A covered side area, including a bike store, leads to the rear garden which is mainly laid to shaped and well-maintained lawns with well stocked flower and shrub borders and beds, a varied selection of specimen trees and bushes, a generous paved patio and a water feature. There is a further terrace with a bespoke timber cover, perfect for alfresco dining, a generous timber studio/office which is ideal for this who work from home or indeed pursuing a hobby. There is a large workshop, power and light connected, a greenhouse and two garden stores. To the rear of the garden is an additional private terrace with a fishpond, a hot tub and views over fields 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 gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band-C

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







Approx. gross internal floor area 112 sqm (1200 sqft) excluding Outbuildings

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	78
EU Directive 2002/91/EC		

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.



