



10 London Road, Harston, Cambridge, CB22 7QH

Guide Price £850,000 Freehold



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AN INDIVIDUAL DETACHED FAMILY RESIDENCE CIRCA 2000 SQFT, BEAUTIFULLY PRESENTED THROUGHOUT OFFERING EXTREMELY VERSATILE ACCOMMODATION AND SET WITHIN GENEROUS MATURE GARDENS AND GROUNDS OF APPROXIMATELY 0.25 ACRES.

- Individual four-bedroom detached house
- 0.24 acres
- Gas-fired central heating to radiators
- EPC-D/64
- Expansion potential (STPC)
- 1933 sqft / 179 sqm
- 2 bathrooms, 2 reception rooms
- Mature and private gardens
- Council tax band - G
- Ample parking and double garage. EV charging point

The property enjoys a fine no-estate position set back and screened from the road whilst conveniently placed for Cambridge city centre, Addenbrooke's Medical Campus and the M11 transport links. The current owners have transformed the property over the years with a continual programme of refurbishment resulting in beautifully appointed accommodation extending to almost 2000 sqft. The property offers extremely flexible accommodation with three double bedrooms on the ground floor and a large master suite on the first floor.

The accommodation comprises an entrance porch to a welcoming spacious reception hall with picture window overlooking the rear, oak flooring, coat cupboard and a cloakroom/WC just off. The kitchen/breakfast room is fitted with a range of contemporary cabinetry, ample granite working surfaces which extend to a breakfast bar and a range of high-end integrated appliances. There is an adjacent utility room with space for the usual white goods and a wall mounted gas fired central heating boiler. The family room incorporates an office area, stairs to the first floor accommodation and bi-fold doors to the side kitchen garden. The vaulted sitting / dining room is a light and airy room with bi-fold doors to the garden, a feature gas fire, exposed timber beams and a unique mezzanine area above. Off the inner hallway are three double bedrooms, all with fitted wardrobe cupboards and a luxury re-fitted shower room with walk-in shower.

On the first floor, off the landing is a study/mezzanine area which overlooks the sitting/dining room below and a large master bedroom with fitted wardrobe cupboards and a luxury ensuite shower room, again with a walk-in shower.

Outside, the property is set back from the road and approached via a long gravel driveway, which facilitates parking for multiple vehicles and leads to a double garage with electric up-and-over door, power and light connected. An electric charging point can also be found in the front driveway. Beyond is a neat lawned front garden with box hedging, flower and shrub borders and a pathway to the entrance portico plus gated access on both sides. The landscaped side kitchen garden is laid mainly to shingle and pavior with pathways to a pleasant seating area with pergola over and external heating. This is an ideal space for alfresco dining or summer evening entertaining. Beyond is a generous rear garden which is laid to manicured lawns, extending to over 150 ft with a raised decked area with an outside bar area and all is enclosed by hedging which gives the garden maximum privacy and seclusion.

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 - G

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







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	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.



