



18 Pages Close, Histon, Cambridge, CB24 9HF
Guide Price £1,200,000 Freehold

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ORIGINALLY CONSTRUCTED AROUND 1904 AND LATER EXTENDED IN 2014, THIS CENTRALLY POSITIONED DETACHED HOME, OCCUPIES A 0.21 ACRE PLOT AND IS WITHIN A SHORT STROLL OF THE VILLAGE GREEN.

- Detached house
- 1699 sqft/157.8 sqm
- Gas fired central heating- mixture of radiators and underfloor heating
- Oak framed garage measures 331.7 sqft / 30.8 sqm
- EPC-C / 73
- 4 bedrooms, 3 bathrooms, 2 reception rooms
- Built in 1904
- Substantial driveway and oak framed double garage
- 0.21 acre plot
- Council tax band-E

Previously part of a larger orchard, 18 Pages Close went through substantial expansion in 2014 to create a large family home measuring 157.8 sqm/1699 sqft. The property occupies an unusually large 0.21 acre plot and has the potential for further expansion to the side subject to the relevant planning consents being obtained.

To the ground floor, the property comprises an entrance hallway with stairs leading up to the first floor and cupboard beneath. Off the entrance hall is a formal sitting room with bay window to the front aspect, Victorian fireplace and picture rails running along the perimeter of the sitting room. With family in mind, the rear of the property has been beautifully extended with a large open plan kitchen dining area with flagstone floor with underfloor heating below and bi-folding doors to the rear and side which draws copious amounts of natural light into the space. Off the open plan kitchen/dining space is a further living room benefitting from a large bay window, wood burning stove ideal for those colder evenings and picture rail running along the full perimeter.

The bespoke handmade farmhouse style deVol kitchen, hand painted with a granite worktop, is the hub of the house with a prominent feature being the large oak kitchen island with granite work surface, fan assisted oven, electric hob and seating area below. Along the perimeter of the kitchen are more handmade cabinets at both eye-level and base level, granite work surface, Belfast sink, integrated dishwasher and an electric AGA. Along the rear wall is a pantry cupboard built in a fridge/freezer. Completing the ground floor and accessible off the kitchen is a utility room with independent access to the side of the property, shaker style cabinetry, wooden work surface and a shower room off.

Occupying the first floor are four double bedrooms with bedrooms two and three benefitting from exposed floorboards and feature fireplaces. The master bedroom occupies part of the rear extension with Juliet balcony overlooking the rear garden and an ensuite shower room. Serving the remaining four bedrooms is a family bathroom with a free-standing claw foot bath, pedestal sink basin and a low-level WC.

Externally, the property occupies a generous 0.21 acre plot with a large, graveled driveway to the rear which provides off road parking for numerous vehicles. Off the gravel driveway is a large oak framed double garage beneath a pitched tiled roof, benefitting from electricity and lighting and measuring 30.8 sqm / 331.7 sqft.

The rear garden is fully enclosed, predominantly laid to lawn and has a summer house nestled to the side of the property. The patio area accessible off the kitchen/dining area is laid to matching flagstone tiles and runs seamlessly inside and out. Within the rear garden is an array of well stocked, herbaceous borders, and a number of mature trees are nestled within.

Location

Histon is widely acknowledged as being one of the most sought-after villages north of Cambridge. Its particularly convenient location just 3 miles from Cambridge city centre adds to its popularity and communications are first class, the A14 and M11 being within a few minutes' drive. Histon is served by Cambridgeshire County Council's Guided Busway with an estimated journey time to the Science Park of approximately 3 minutes and is a 10-minute cycle. It is also conveniently located for Cambridge North railway station.

The village boasts many local facilities including excellent schooling for all ages from pre-school to sixth form, including the well regarded Impington Village College. Good local shopping is available in the village and there is a regular bus service to Cambridge. Girton Golf Club is also within a few minutes' drive.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band-E

Fixtures and Fittings

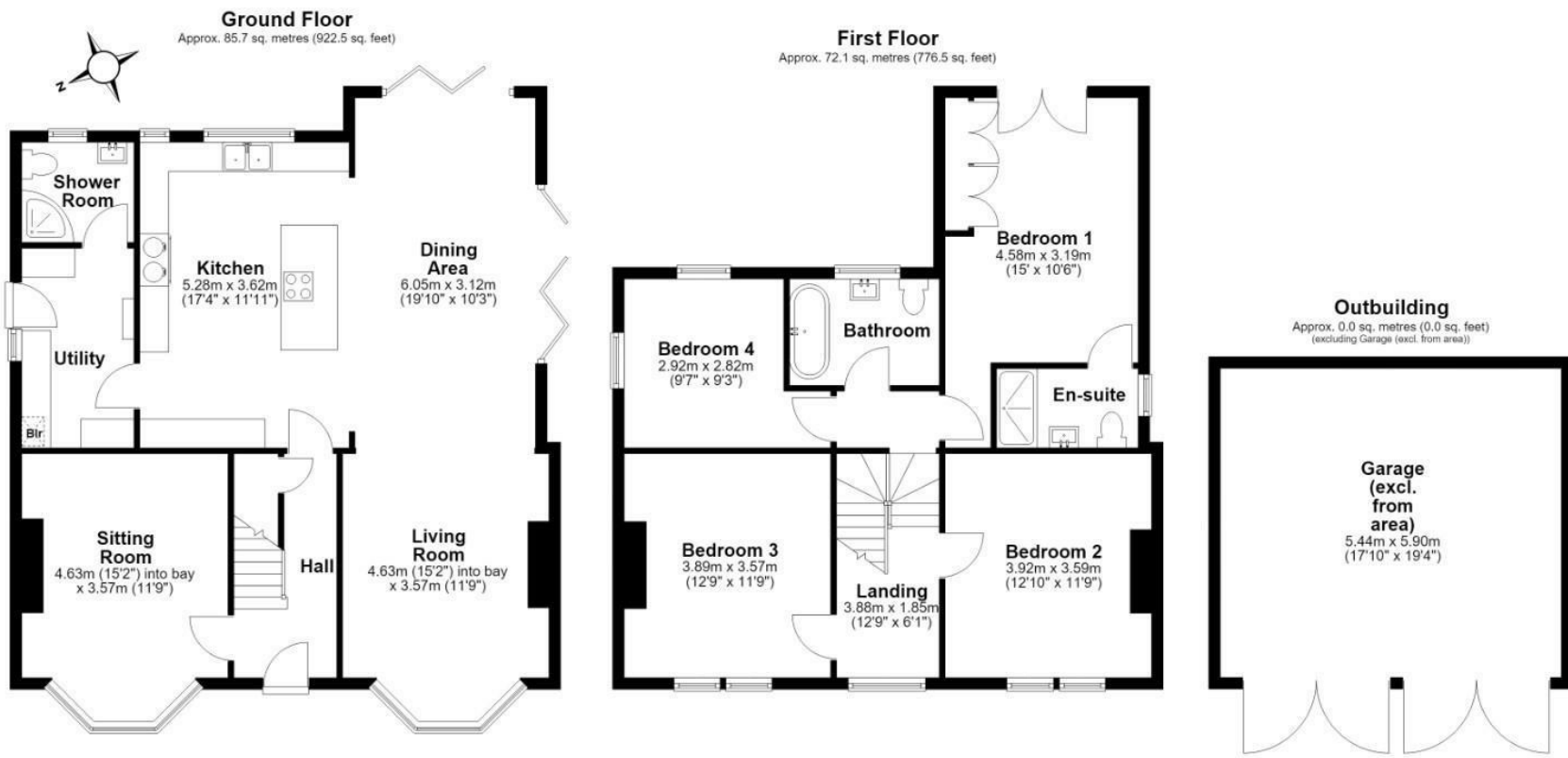
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Total area: approx. 157.8 sq. metres (1699.0 sq. feet)

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	73	77
	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.



