



2 Glenville Place, Cottenham Road, Histon, Cambridge, CB24 9ET

Guide Price £1,100,000 Freehold



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HAVING BEEN COMPLETED IN 2026, THIS DETACHED EXECUTIVE NEW BUILD PROPERTY IS A RARE ACQUISITION IN HISTON WITH VERY LITTLE NEW BUILD HOMES BEING CONSTRUCTED WITHIN THE VILLAGE.

- Newly constructed detached house
- 2112.3 sqft/196.2 sqm
- 10 year warranty from date of build sign off
- Driveway parking and double garage with personal door
- Council tax band-G
- 4 bedrooms, 3 bathrooms, 1 reception room
- Constructed in 2026
- Underfloor heating to ground floor and gas fired radiators to first floor
- EPC-B / 86

One of only two detached residences nestled to the rear of a quiet private road, this stunning turnkey home offers 196.2 sqm (2,12 sq. ft.) of light-filled, versatile living space designed for modern life, providing generous levels of accommodation over two floors.

The Ground Floor

Upon entering you are met with a bright spacious hallway. Adjoining is a large double aspect reception room which features views to the front and large French style doors opening out onto an Indian sandstone laid patio.

At the heart of the home is an impressive open-plan 25'5" kitchen and dining room. It is a real focal point with it's delightful, vaulted ceiling and Velux windows filling the room with copious levels of natural light. This elegant space features quartz worktops, a substantial island, integrated premium appliances and space for an American style fridge freezer. The dining area serves as a fantastic entertaining hub with French doors to directly access the patio and garden.

The ground floor also hosts two versatile bedrooms. The primary ground-floor bedroom (15' x 15') includes a modern en-suite shower room and significant loft storage via a fitted ladder hatch. The second bedroom offers versatility and could also be used as a substantial home office. A practical utility room off the kitchen with access to the rear garden and a guest WC off the entrance hallway completes this floor, which is fully wheelchair accessible.

The First Floor

The upper level features a spacious landing with built-in eaves storage. There are two further generously sized double bedrooms; Bedroom One enjoys its own en-suite shower room. A large, high-specification family bathroom serves this floor, featuring a panelled bath, walk-in shower, low level WC, pedestal sink unit and heated towel rail.

The Outside & Gardens

The exterior is designed for both curb appeal and practicality. A large block-paved driveway provides parking for four vehicles and features a gentle incline to the front door for ease of access. The front boundary is enclosed by a picket fence with a lawn to the front of the property and side of the driveway. The detached brick-built double garage includes an electric door, power, lighting, an EV charging point, and potential for additional roof storage. It also benefits from side access via a single door. The private, fully enclosed, rear garden is predominantly laid to lawn, complemented by an expansive Indian sandstone patio accessible off the dining area, ideal for al fresco dining. The Indian sandstone continues through to the side of the property providing a spacious pathway through to the front.

Location

Histon is widely acknowledged as being one of the most sought-after villages north of Cambridge, located just 3 miles from the city centre, commuters benefit from easy access to the A14 and M11. Histon is also served by Cambridgeshire County Council's Guided Busway with an estimated journey time to the Science Park of approximately 3 minutes or a 10-minute cycle. The closest bus stop to Cambridge is just a 2 minute walk from the property and there are also excellent cycle paths present. It is also conveniently located for Cambridge North railway station. Histon is renowned for its excellent schooling for all ages from pre-school to sixth form, including the well regarded Impington Village College. It also boasts a vibrant selection of local shops, pubs, cafes and public services. 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-G (TBC by South Cambridgeshire District Council)

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

Agents Note

Access rights via the gravelled private road are included. There is an annual maintenance fee which is shared between all legally granted users of the private road.

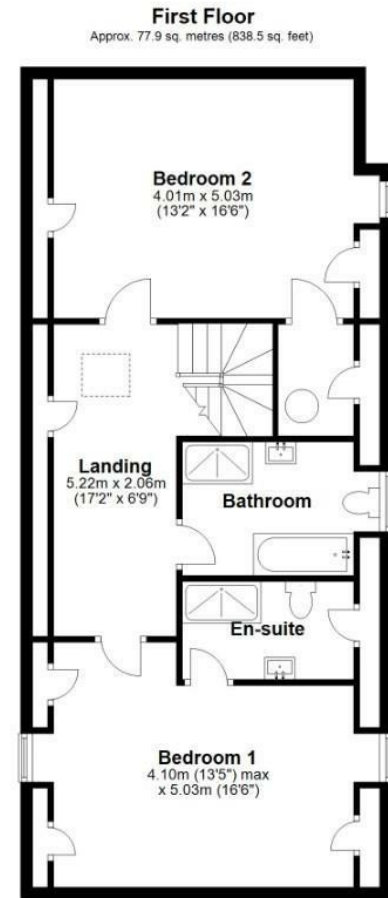






Main area: Approx. 196.2 sq. metres (2112.3 sq. feet)
Plus garages: approx. 26.4 sq. metres (283.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	86	
(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.



