



26a/26b High Street, Histon, Cambridge, CB24 9JD
Guide Price £1,250,000 Freehold



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A RARE OPPORTUNITY TO ACQUIRE A CENTRALLY POSITIONED, 0.3 ACRE PLOT WITHIN THE HIGH STREET OF HISTON OCCUPYING TWO TIMBER AND BRICK-BUILT BUNGALOWS, COLLECTIVELY MEASURING 2128 SQFT / 197.7 SQM.

- Two-detached bungalows
- 26a - 3 bedrooms, 3 receptions, 2 bathrooms
- Collectively measuring 2128 sqft / 197.7 sqm
- LPG Gas fired central heating with shared tank
- 0.34acre plot split over three titles
- Constructed in 2008 and 2012
- 26b - 2 bedrooms, 1 reception, 2 bathrooms.
- Outbuildings collectively measuring 843.7 sqft
- Driveway and two double garages
- EPC rating – 76 / C & 77 / C

Having been split over three titles, 26a and 26b (26b has its own separate title rather than being split across 3 plots) are two timber and brick-built bungalows nestled within this central village location, just a short stroll from the many amenities the village has to offer.

26a High Street is a generous, detached bungalow measuring 1401.4 sqft / 130.2 sqm occupying a plot of 0.19 acres and was constructed in 2008. The property comprises three bedrooms, which includes a 18 ft master bedroom with an ensuite shower room and its own independent access onto the front. The property benefits further from two reception rooms, which includes a large living room with double aspect windows as well as a formal dining room. Completing the accommodation is a kitchen, a utility room with a WC incorporated within, and a family bathroom, which serves bedrooms two and three. The property benefits from a large double garage with electric up-and-over doors measuring 314.1 sqft / 29.2 sqm. 26a has a hot tub outbuilding.

26b High Street was constructed in 2012, occupies a plot of 0.10 acres split across three separate plots and measures 726.5 sqft / 67.5 sqm. The property comprises two bedrooms and two bathrooms, which includes an ensuite bathroom to the master bedroom and a wet room, which serves bedroom two. The remainder of the property comprises an entrance hallway, a living room with a wood burning stove, and an open-plan kitchen/dining room with a separate utility adjoining. The property benefits from two outbuildings, which include a double garage measuring 318.9 sqft / 29.6 sqm and a studio measuring 210.7 sqft / 19.6 sqm. 26b has its own separate title rather than being split across 3 plots. 26b has been built to eco standards and includes a green sedum roof which is cool in the summer and warm in the winter. 26b has a hot tub area

Externally, the overall plot extends to 0.34 acres with 26a High Street benefitting from a 0.19 acre plot, 26b High Street benefitting from a 0.10 acre plot, and a second plot shared between the two, which allows for access to each property (more information can be provided upon request).

26a High Street has a mature plot with several timber-built sheds and herbaceous borders. The plot backs onto Histon Brook.

26b High Street also benefits from a mature plot with herbaceous borders, tree line and an enclosed patio area, which has previously housed a hot tub and is accessible off the French doors off the bedroom.

Agent's Note

The sellers have explored the possibility of re-development and have had assurances that the properties fall within the development framework of the village. If it were to be of a scale, density and character appropriate to the location, and is consistent with other policies in the local plan, then redevelopment would be considered.

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

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

Statutory Authorities

South Cambridgeshire District Council.

- Council Tax Band – 26a High Street – E
- Council Tax Band - 26B High Street - D

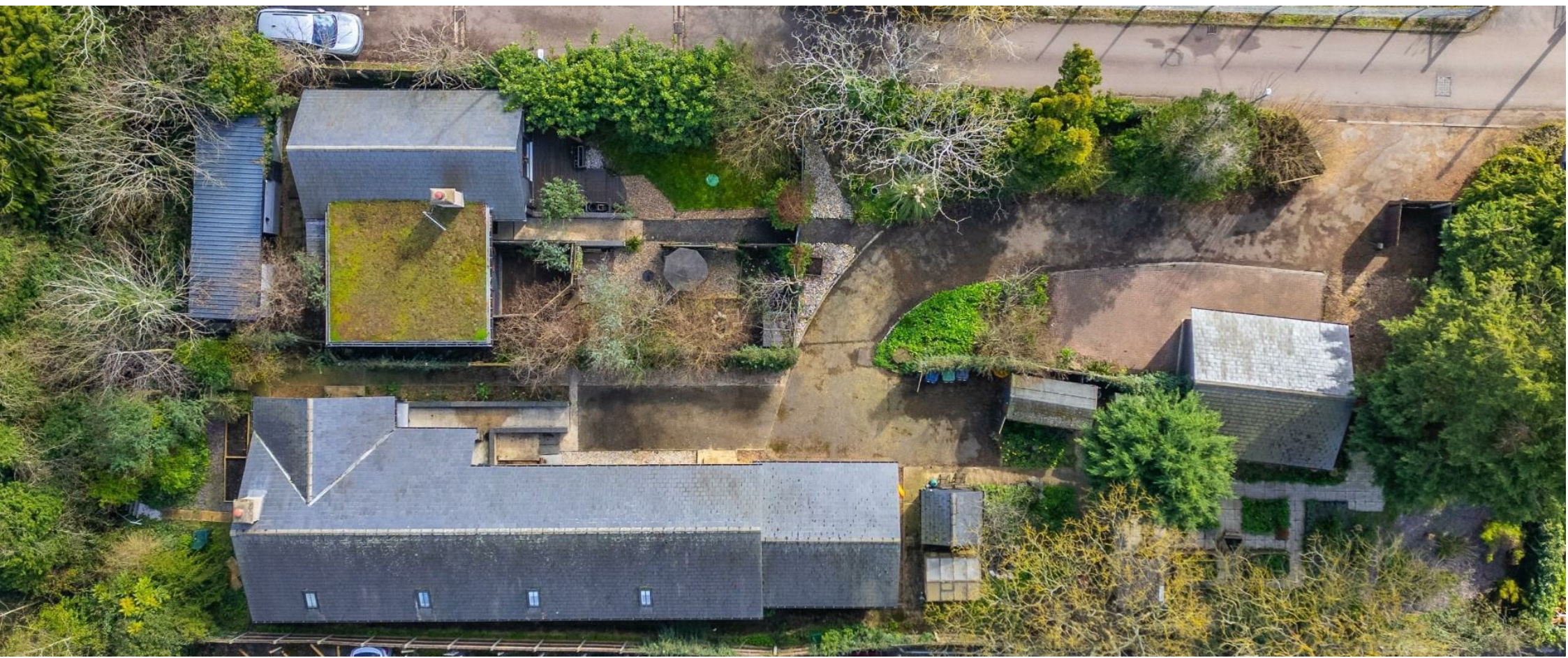
Fixtures and Fittings

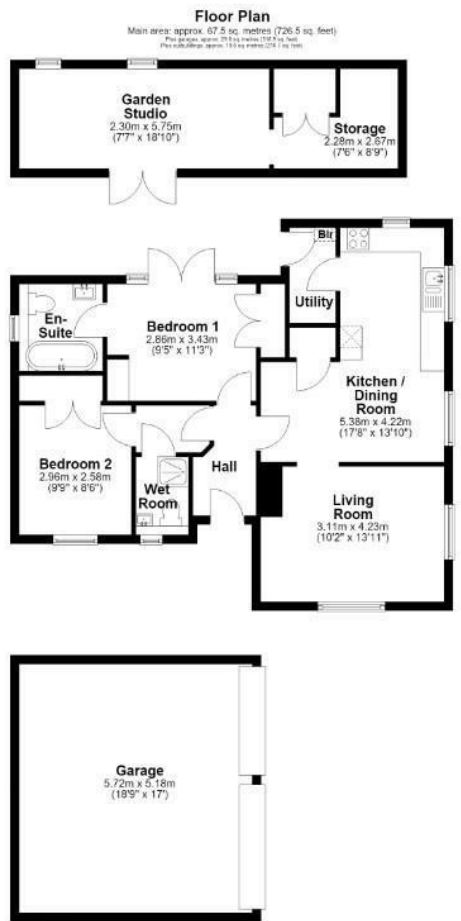
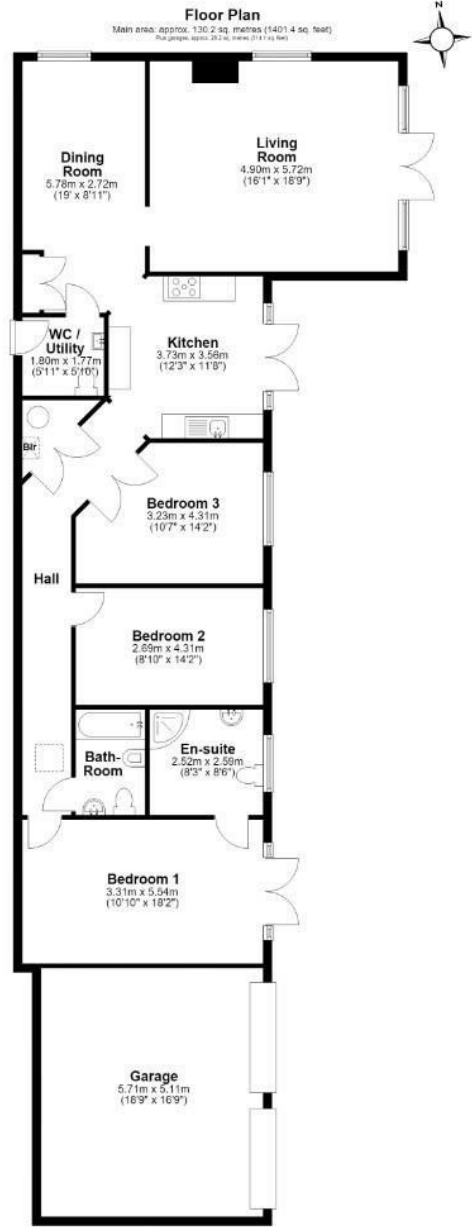
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Main area: Approx. 197.7 sq. metres (2128.0 sq. feet)
Plus garage: approx. 56.6 sq. metres (603.0 sq. feet)
Plus outbuildings: approx. 10.8 sq. metres (115.7 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	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.

