



Centre Of Attention
Croton | St Neots | Cambridgeshire

EH
EXQUISITE HOME

CENTRE OF ATTENTION

Tucked away within the corner of a converted Victorian stable block and located down a picturesque no-through road between Cambridge and St Neots, is this unique property, in a unique setting. The lane upon which it sits leads down to the grade II listed Croxton Park, and has a delightful identity all of its own, edged with wide grass verges and lined with a mixture of idyllic, thatched, chocolate box cottages and executive homes.*





This four bedroomed home is a well considered amalgamation of sturdy period architecture and contemporary design, simultaneously providing both spacious family living and characterful charm. The layout consists of a vaulted entrance hall and sitting room, two further receptions, large kitchen / breakfast room and downstairs shower room, while upstairs is a principal suite made up of large bedroom, dressing room and four piece bathroom, along with three further bedrooms, also served by four piece, family bathroom.

One of a handful of individual terraced properties overlooking a central cobbled courtyard, its high ceilings and original features make it an enviable house for both sociable gatherings and restorative solitude, further aided by an attractive and mature private garden to the rear. The house has been in the possession of the current owners since 2007. Attracted by its many aesthetic qualities, they were also drawn by its proximity to St Neots train station, providing a commute into Kings Cross from 37 minutes; a crucial factor in their lifestyle at the time. The journey to both St Neots and the City of Cambridge is facilitated by the nearby A428, however, a by-pass due in 2023 will only enhance the value and appeal of its location. In speaking of its location, our vendors say, "The street we are on leads to the Croxton Park Estate, which our garden backs onto as well, and the cows there sometimes come right up to the fence!" They add, "We loved the big rooms and high ceilings, and with one of us being particularly tall, this is as much a practical feature as it is a design feature! Upstairs, the loft bedrooms have plenty of character, and the beams in the main bedroom are beautiful. We unblocked a skylight in here, and we now enjoy the stars and sunrise when lying in bed."



Historic Community Spirit

Along with the three terraced barns enclosing the courtyard, but accessed instead from the road side, is the village hall. We hear that there is a wonderful community feel in the village, and as such, a book has been written entitled 'The Croxton Book', delving into its past, and detailing much of the local history. In speaking of the barns, and its myriad of uses since 1920, it lists many activities that occurred here, prior to its conversion into residential properties in 1996, including the following: Scouts, Sunday school, Air Training Corps, the Women's Institute, whist drives, dance classes, cricket teas, football changing rooms, weddings, Scottish dancing and flower arranging, to name but a few! The book also goes on to say that military police were stationed here throughout the second world war; their role being to guard the ammunition that was being stored in the barn on the south side. Units from both the Norfolk and Suffolk regiments were also stationed here for a time before being sent abroad. Its original purpose as a stables was continued until the introduction of the motor car, when the horses were then replaced, notably in 1929 by an Austro Daimler, chauffeured by a Mr Walter Fox who lived above the archway for a time, employed in the service of the Misses Cochrane who lived at the park. The strong community feel has not been lost over the years, and the residents of Croxton remain proud of their village. "Immediately, around us we have the best neighbours, they've lived there for many years. We used to have village BBQ's in the courtyard too, and people would bring their own food and chairs!"

A Grand Entrance

To approach the property, you drive underneath the above mentioned archway, and through to the courtyard where there is parking directly in front of the house. Set within the white brick Victorian walls, and positioned to take advantage of the bright southerly aspect are sizable, small pane sash windows, through which the decorative internal louvres shutters, installed by the owners seven years ago, can be seen. The eye-catching uniform red front door, centrally positioned within the pleasing symmetrical facade opens into the voluminous vaulted hallway, where the natural wooden floorboards that dominate the ground floor immediately steal the scene. The neutral decor, all of which has been freshly applied, sets the tone for the house, and light hues maximise the space throughout, allowing the structure to do all the talking. Perfectly at home here, a cast iron period radiator is the first of several that characterise the interior, and there is ample space here for welcoming guests, hanging coats and storing shoes! Leading off the back of the hall is a contemporary shower room, and to the left, is the first of three reception rooms, full of light, versatile, and with plenty of storage also. Sociable Space

Opposite, across the hallway, is the stunning kitchen/breakfast room. Beautifully designed in a soft, neutral palette to again accentuate the natural space here, the pale grey, wooden wall panelling carries through to the bespoke fitted units, seamlessly blending the room together, while the sleek, white, newly fitted granite work top seems to merge also into the surrounding paintwork. Also new, is the stainless steel sink and induction hob, and the pamment tiles here flow perfectly from floor boards, maintaining the subtle rustic barn flavour. The 'L' shaped unit with built in wine store, creates a sociable space for food preparation or the laying out of drinks and nibbles for guests. For heating and water, a brand new oil boiler has also just been installed, and next to the kitchen is a useful utility room, which takes the strain off the day to day household chores. The sitting room is a real show stopper, not only for its lofty proportions and skylights allowing in plenty of sun, but also for its centrepiece inglenook fireplace, housing an attractive log burner, while a bressumer beam supports a mantle of decorative white brickwork. Double doors open into the dining



room, which would lend itself equally well to being an office or studio, and a window here allows light back into the utility room. French doors, with further windows above, provide a luminous and calming view down through the leafy scenery in the garden. The upstairs living space is a blank canvas for its new owners, and owes its character to the angles of the roof and the exposed beams, with vellux windows continuing to bathe the rooms in natural light. A galleried landing looks back down over the hallway, and all four bedrooms have newly fitted carpet.

Outside, the long garden takes you from a sunny paved patio, and follows a gently winding path as it leads over gravel, and down into the welcome shade of the surrounding mature woodland. Its the perfect spot from which to enjoy the dawn chorus, but also down here in the secluded privacy, is a raised, brick build pond, a decking area, and a versatile, newly restored summer house, equipped with electricity. Beyond the garden, there are copious fields and paths to explore, ideal for walking the dog if you have one! "There are some really pretty houses to look at when you're out and about, and there is a beautiful 15th century church on the estate; an annual highlight is hearing the Christmas carols being sung on the green." Of course, you have the added benefit of Cambridge and St Neots close by, easy access to major travel networks and there are also a wealth of good independent schools in the area too.



“ At the weekend, a real treat for me is to get the log burner roaring away in the sitting room, settle back with a book and look up through the doors onto the garden and country estate beyond. I often see pheasants, sheep and deer; there was one stag which used to potter over - the experience of seeing him was extraordinary.”















Approximate Gross Internal Area = 260 m² / 2799 ft²
For identification purposes only - Not to scale



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EXQUISITE HOME

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The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities, In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.

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