

EH
EXQUISITE
HOME



THE JEWEL OF CAMBRIDGESHIRE

Cambridge is famous the world over for a multiplicity of reasons. Surrounded by Green Belt land, with the River Cam snaking enticingly through it, its banks playing host to the Backs and punts gliding downstream, its weekly market, beautiful architecture, mix of old and new, it has reinvented itself over the past twenty years or so, housing the Cambridge Biomedical Campus, the headquarters of AstraZeneca, Cambridge Science Park and many others. This has led to it being dubbed "Silicon Fen." It has two stations and the M11 and A14 are nearby, connecting it to London, the A1, King's Lynn and Ely and the Midlands. Dotted with historic Greens, water meadows, three Sites of Special Scientific Interest, Cambridge is also the city with the highest level of cycle use in the country. It has a number of nurseries, primary and secondary schools in both the state and private sector.

Fen Ditton | Cambridge | Cambridgeshire



Built as part of a small exclusive development in 2009 on the site of what had been a farm, this delightful two storey barn-style house stands on a generous plot, thoughtfully planted up by the present owners who bought the house in 2010. They have made numerous additions including a store room in the car port, fitted wardrobes and recently installed photovoltaic panels with storage batteries.

An oak door leads into the spacious entrance hall floored with country-style quarry tiles. A useful cloakroom leads off to the right. To the left is the light-filled dual aspect reception/sitting room, a charming space with an open fireplace currently occupied by an electric stove-type heater. A pair of French doors leads out into the garden and the owners enjoy using this room when they have visitors. Next door is the study, a place which is extremely useful.

The smart airy kitchen, also with quarry floor tiles, boasts light oak units, black granite worktops, a ceramic butler sink, an integrated Britannia cooker with dual fan and conventional electric ovens, combined with a 6 ring gas hob and extractor hood. A bespoke island with a 6 ft by 5 ft oak top, as well as storage and breakfast bar, is a very useful addition. These features continue with an integrated Bosch dishwasher, Neff fridge-freezer and a drop-down TV with DVD player. The owners describe what a much loved, warm and welcoming space this is. Next door is the useful utility room with sink, extra cupboard space, a free-standing Liebherr fridge-freezer, a Bosch washing machine and a Bosch tumble dryer. A door from the utility room leads into the garden. Facing the courtyard and garden is the dual aspect sitting/dining room, a cosy and airy room with a large window allowing natural light to pour in. This side of the house is south facing and delightfully sunny on bright days. There is ample room here for a dining table and chairs as well as sofas - an ideal entertaining space. Leading from this room is another hallway from which the first staircase rises to the upper floor.



“...the sun beams in through the kitchen window. It’s just lovely to stand at the window while the sun is shining down on you...”

“...the light filled, dual aspect sitting room is a delightful space which is particularly useful when guests are staying...”









“...the layout of the upstairs works really well and it's flooded with natural light...”



Two spacious ground floor bedrooms, both en-suite, complete the accommodation on the ground floor. The first is a good sized double with a smart en-suite shower room, while the principal bedroom not only benefits from a contemporary en-suite shower room but has a galleried mezzanine floor accessed via a second flight of stairs. This area, previously used as a music room, is versatile and open to a variety of uses. A second large room is next to the mezzanine area and is currently used for storage. This room also lends itself to a home office or other use. This is a charming and unusual layout, adding real interest to this part of the house. The whole of the ground floor has underfloor heating controlled by seven individual room thermostats.

The landing in the main part of the house is spacious and filled with natural light, as are the bedrooms. The owners have used the landing to install storage in the form of a five door floor-to-ceiling wardrobe/cupboard, along with a seating area and several bookcases. There are two good sized double bedrooms, one with an en-suite shower room, and a smaller double can be found here. The large bedroom is dual aspect. The family bathroom has a bath with shower over and a large chrome towel heater. Additionally, the airing cupboard on this floor houses the hot water tank along with ample shelving. Heating on this floor is provided by seven radiators, each controlled by a thermostatic valve. There is more than enough space for guest accommodation and the room works with any family configuration.



The property has beautiful private gardens wrapping around as well as a large shared courtyard. A sunny garden hideaway behind a curved brick wall has a sunken seating area, a favourite spot for the owners to relax in the summer. The house is fitted with a Brai security system in under floor and has motion-sensor monitors in several rooms on both floors. Home Farm Barns are in a conservation area in this lovely village location. A wealth of wild birds visit the garden year round, including sparrows, chaffinches, robins, partridges, doves, jays, wrens and blue tits, to mention just a few. The owners have invested a great deal in their garden since moving in and it shows. The garden is undulating, has several beds for shrubs as well as flowers, and pathways through the beds. All-in-all the garden has been thoughtfully planned.

There is an orchard with a selection of dozen fruit trees, as well as bushes and shrubs. Additionally, there are several soft fruit bushes/canes. There are a variety of trees including fir trees, ornamental pear, lily, mock orange, sâix and buddleia, all adding texture, fragrance and colour year round. Spring bulbs, ground cover plants, perennials and hebes, as well as irises, foxgloves add colour as well as attracting bees and butterflies. Clematis, jasmine and honeysuckle scramble up walls and trellises. All-in-all there are many species of flora. An original dev pond was uncovered when the garden was being landscaped and this would be a nice spot for a wildlife pond.

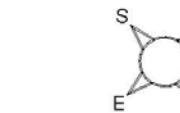
LOCATION

Scattered over the rich fenland around the city are a number of villages, popular with commuters and families alike. Just four and a half miles northeast of Cambridge and a mile or two south of the A14 is Fen Ditton, a thriving settlement on the east bank of the River Cam. Ditton Meadows and Stourbridge Common are close by and the city is easily accessible via bike, bus and on foot. Newmarket Road park and ride is handy for central Cambridge and there are two rail stations - Cambridge and Cambridge North. Waterbeach and Cambridge North on the Fen Line have regular trains running to King's Lynn and trains to London Liverpool Street leave from Cambridge station, giving the village excellent transport links. Fen Ditton has a Grade II* listed twelfth century parish church, a Grade II listed war memorial, a primary school, a recreation ground and a cricket and football club. There is also a doctors' surgery, pharmacy, a butcher as well as a convenience store, not to mention three thriving pubs/restaurants. The development is secure, the village is thriving and Cambridge is a short journey away.

With an immaculate exterior and a beautiful light-filled interior, versatile accommodation and generous garden in a village location, this delightful property offers a vast range of opportunities.



Approximate Gross Internal Area
Main House = 3071 Sq Ft/285 Sq M
Garage & Store = 347 Sq Ft/32 Sq M
Total = 3418 Sq Ft/317 Sq M



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□□□ Denotes restricted head height
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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that anything shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



EXQUISITE HOME

At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

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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