

EH

EXQUISITE  
HOME



## FINISHED TO PERFECTION

South Cambridgeshire is known for its wide open spaces, rich fenland and huge skies. Dotted with pretty villages and home to possibly one of the most famous and historic cities in the world, it is an alluring region, made all the more so by its excellent transport links. The A14 and A11 run across it, linking to the M11 snaking southwards through neighbouring Essex, and there are plenty of fast trains into the main London stations, making this part of the country ideal for those who have to commute to work. Cambridge itself, with its historic buildings and colleges, beautiful river and open greens is not only a cultural jewel, but at the hub of the UK silicon revolution. Major employers abound, and the city's guided bus route and cycle lanes make it a pleasant and attractive place to work. The A12 runs south to Colchester, Chelmsford and London and north to the Midlands and the network of major roads across the county connects it to the rest of the UK.





There is enough room on the drive for around three cars in front of the single garage. To the right is a pretty gravelled area and a brick path winding enticingly to the gate into the back garden. A small porch illuminated with a skylight offers useful hanging space and a place to put shoes and boots. The door opens into the welcoming hallway with its wooden floor and staircase rising up to the first floor. At the back of the hall is a small, useful study much used by the owners. To the left of the entrance hallway is the crisp, contemporary kitchen/dining room. Cleverly designed by the owners to maximise space, light and flow, it features high gloss Cashmere units, elegant glass wall tiles in complementary colours, an integrated Bosch electric oven, gas hob, integrated dishwasher and wine cooler and plenty of preparation and storage space. The owners have cooked for fourteen family members at Christmas twice and love the way the kitchen flows into the dining and sitting space which is where they spend most of their time in the summer months. Tiled throughout with pale floor tiles, there is plenty of room for a dining room table and chairs and sofas looking out through the double doors onto the pretty garden. Extra storage and preparation space is provided by the adjoining utility room with a sink and plumbing for a washing machine. There is also a useful cloakroom next door.



*“...high gloss cashmere units, elegant glass wall tiles in complementary colours, integrated appliances and plenty of preparation space...”*



The stunning dual aspect lounge, flooded with natural light pouring through the window and the double doors out on to the garden. The focal point of this lovely room is the fireplace with a log burner, ideal for chilly winter nights. Painted in a neutral palette, roomy and spacious, this is the perfect family space, mainly used by the owners in winter time. It has seen two family Christmases and New Year's Eves, with its spacious dimensions accommodating lots of family members.



The staircase rises to the spacious landing, illuminated by an on trend hanging pendant light fitting, adding a touch of elegance to the journey up to the first floor. There is room for a chair or bookcase on the landing, another delightful space where one could gaze out of the window over the village, daydream and enjoy a book. The excellent taste in interior design continues on this floor, with the principal bedroom suite. The bedroom itself with its feature wallpaper and grey paint is charming. The stunning contemporary four-piece en suite floored in Karndean Heritage, freestanding egg-shaped bath, heated towel rail, tongue and groove panelling, pale walls and large walk in shower, and dressing room with built in storage and wooden floor has the feel of an exclusive boutique hotel. If desired, it would be perfectly possible to convert the dressing room into a fourth bedroom. The second bedroom has space for a king-sized bed while the third is a good-sized double. The three-piece family bathroom is an up-to-date, sleek space with a particularly large walk in shower.







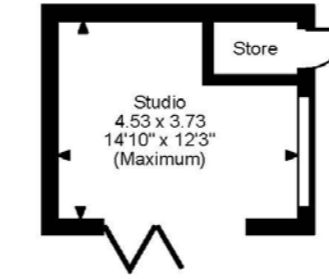




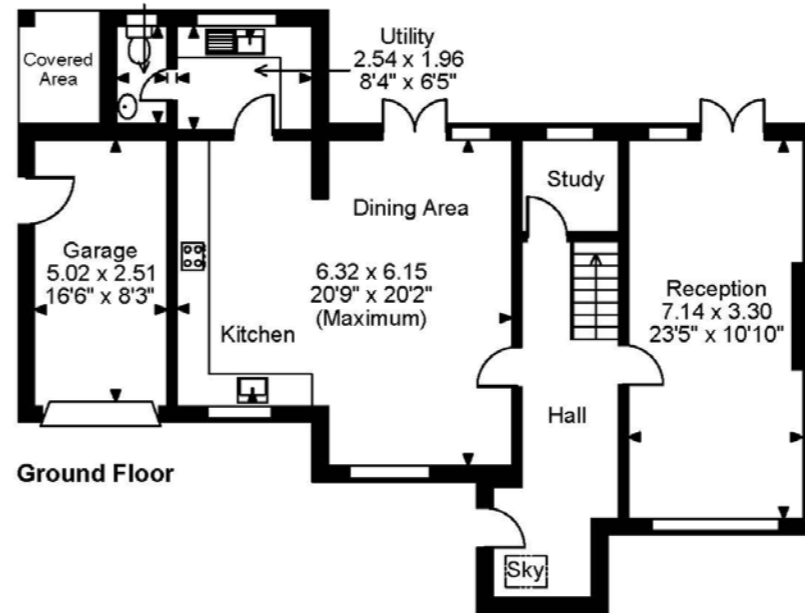
# LOCATION

The owners have planned and planted out their garden with an eye to colour, fragrance and texture. Espaliered fruit trees including an apple and cherry are trained up the fence, there are daffodils, spring bulbs, fuchsias, a magnolia, camellia and well-established shrubs. To the rear of the house is a smart patio area of porcelain tiles, ideal for al fresco dining. A covered kitchen area on the side of the house has a Belfast sink and enough room for a barbecue, perfect for entertaining. There is a pretty green painted greenhouse with brick plinth and a raised bed which would be the perfect growing medium for tomatoes, cucumbers, chillis, runner beans and other vegetables. A garden studio with two sides made of glass houses the owner's jukebox and music collection and is a delightful overflow family room. If desired, it could be used as a second home office as it has its own WiFi. There is also a covered outside dining area making this garden an ideal place for socialising and parties. The integrated single garage has power and light and, if desired, and with the correct planning permission in place, could be converted into a home gym or a further reception room

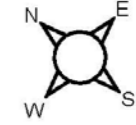
The beautiful church is opposite the house, there is a coffee shop just down the road and nearby Royston and Cambridge offer a good range of shops and amenities. The thriving village of Melbourn, just four miles away, has a primary and secondary school, butcher's, a Co-op, two pubs, a restaurant, Post Office and various other small businesses. Set in a peaceful village location with off street parking, a lovely garden and spacious, flexible accommodation, this is a house which simply must be seen to be believed.



WC  
1.84 x 0.96  
6'0" x 3'2"



Approximate Gross Internal Area  
Main House = 1913 Sq Ft/178 Sq M  
Garage = 136 Sq Ft/13 Sq M Studio  
= 159 Sq Ft/15 Sq M  
Total = 2208 Sq Ft/206 Sq M  
Quoted Area Excludes 'External Store'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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 any item 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.

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# 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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Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX  
**T** +44(0)3455 651681 **E** enquiries@exquisitehome.co.uk

Exquisite Home, Sumpter House, 8 Station Road, Histon, CB24 9LQ  
**T** +44(0)3455 651681 **E** enquiries@exquisitehome.co.uk

[www.exquisitehome.co.uk](http://www.exquisitehome.co.uk)