

EH

EXQUISITE
HOME



GEORGIAN GRANDEUR

Beautiful Cambridgeshire with its vast open skies and rich expanses of fenland is dotted with pretty villages, bustling towns and crowned with the historic delight which is Cambridge itself. With the A14, A10 and A11 running across it and regular fast trains going into London, this lovely region is much sought-after by families and commuters alike. Dotted with pretty villages, well-connected to other parts of the country and with historic jewels such as Ely and Cambridge, it is a wonderful region full of delights.





This gracious, double fronted, detached, Grade II listed Georgian house stands on a generous plot at the heart of the village. It was built in the mid eighteenth century and has all the period features one would expect to find in a house of this age. It is one of the principal dwellings in Isleham, an imposing and grand house full of charm and character. It was extended in Victorian times and has accommodation arranged over four floors. The present owners bought it in 2000, drawn by its extensive cellars, amazing location, beautiful garden and friendly, close-knit community. Since moving in, they have replaced the Georgian and Victorian roofs, put in a new bathroom, a new kitchen and redecorated throughout. There is plenty of parking, with three parking spaces on the road and a large gravelled drive to the left. The front garden is paved and there is a mature Virginia Creeper growing up the house, a vibrant green in spring and summer and ruby red in autumn.

The front door opens into the entrance hallway with its painted staircase and stair rods. Most of the floors are the original Georgian floorboards, as are the windows and fireplaces. Two large understairs cupboards give useful storage. To the right is the magnificent dual aspect sitting room with an open fire in the fireplace with fire hood, built in cupboards and shelving in an alcove to the left and an exposed ceiling beam. The family have always used this as their main reception room, watching TV, enjoying each other's company and entertaining. To the left is the generous, airy dining room with natural light pouring through the large sash windows. This has been used variously for family meals and as a home office over the years and it is where many dinner parties and Christmas celebrations have been hosted. It too benefits from a built in cupboard and shelving in the alcove. At the back of the entrance hallway to the right is the delightful breakfast room with its original fireplace and built in cupboards. This has been used for family meals and informal entertaining and is a very versatile room. The kitchen has solid wooden worktops, an integrated dishwasher and a red Rangemaster with gas hob. It also has the original Georgian pantry, shelved out and cool, ideal for storing food. The accommodation on this floor is completed by the useful wet room. A set of stairs runs down to the spacious cellars with three wine cellars, a good sized store room and the family games room with its double doors leading out on to the cellar patio where the old well (capped off) and original water pump was once found, exposed stonework and huge potential for conversion. It has an old fireplace and the original bread oven and is thought to have been the kitchen in Georgian times.



“The kitchen has the original Georgian pantry, shelved out and cool, ideal for storing food....”





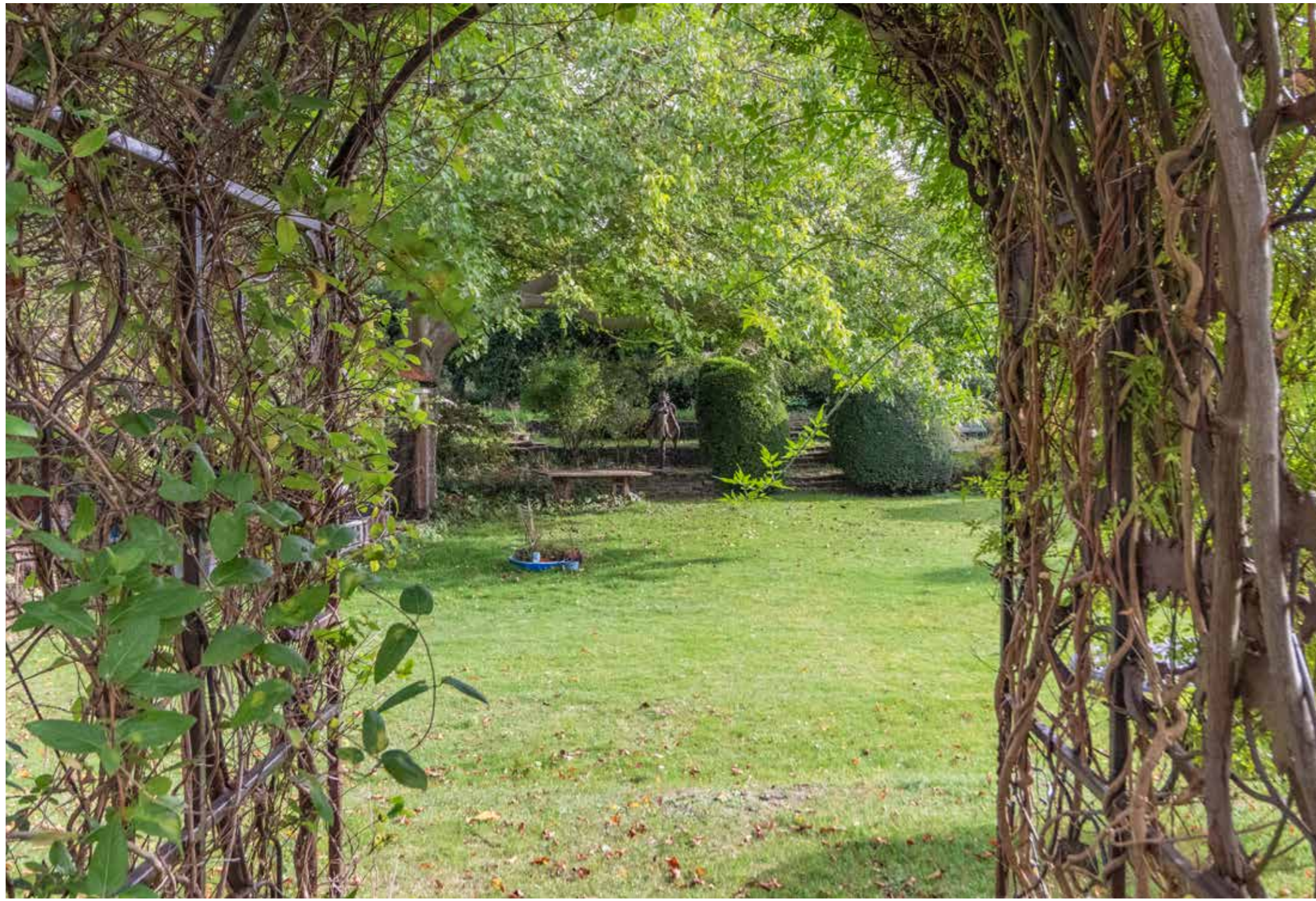


The staircase rises to the landing from which radiate three double bedrooms, two with the original fireplace, and two family bathrooms. The principal bedroom is dual aspect with the original Georgian floorboards and looks out over the village street. The second bedroom is also a good sized double with a fireplace as is the third, with its old brick fireplace no longer in use, but still a charming feature. There is more than enough room for any family configuration and space for guests too. The original family bathroom is a three piece with a bath. When the owners moved in, they converted the large fourth bedroom into a simply stunning and luxurious four piece family bathroom as they could not add an en suite due to listing regulations. With wooden floorboards, a large walk in shower and a freestanding, centrally placed oval egg-shaped bath, it is a remarkable room, the ideal place for a long, indulgent, candlelit bubble bath in the evening with candles burning in the old fireplace. This room, perhaps even more than the others, harks back to a lost world of grandeur and luxury, perfectly chiming with the age and design of the house. The staircase rises to the second floor which was turned from small attic bedrooms into two large double bedrooms with pitched roofs, skylights and exposed beams when the owners replaced the roof on the Georgian section. Both are large, light and a joy to sleep in and were used by the owners' children when they lived there. Historically, this part of the house was given over to Jewish refugees during the Second World War, adding very greatly to the interest and historical legacy of this remarkable building. The landing is generous, with natural light pouring through the skylight and more than enough room for bookcases and an armchair.





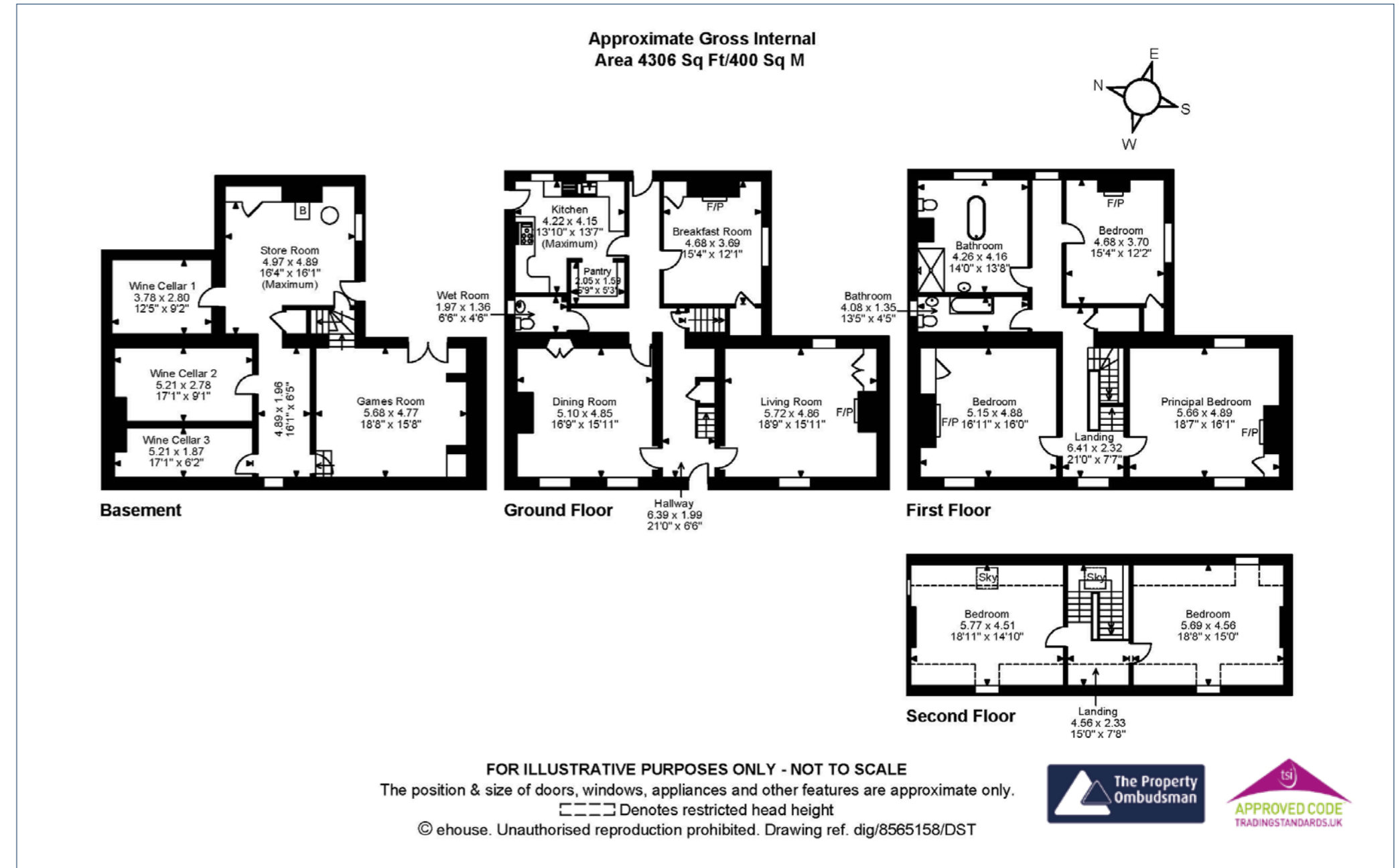




LOCATION

The garden is exactly what one would expect from a landmark Georgian building. Extensive, fruitfully planted up and divided into a number of sections on different levels, it is an absolute joy and a keen gardener's dream. Over the past twenty three years, it has played host to a family wedding and any number of work parties with up to three hundred guests being comfortably accommodated. In the past, the cellar garden has been covered with a gazebo with the games room being used as the music centre, the lawn is ideal for marquees and there is a secret garden behind the yew hedge. In the spring, it is alive with fragrance and blooms from the snowdrops, tulips, narcissi, daffodils and hyacinths. There is an avenue of fruit trees at the top of the garden including eight different varieties of pear and heritage apples which ripen between August and November. There is a large and fruitful fig tree on the drive, a mulberry and three walnut trees. There are raised vegetable beds, a fountain, flights of stone steps and terracing using the original granite blocks from Newmarket High Street. The neighbours are extremely friendly and supportive and the village shop is good for everyday purchases. Newmarket and Ely are close enough for schools, shops, eating out and leisure activities and the transport links to other parts of the country are very good.

The village of Isleham sits in southeast Cambridgeshire. The Lea Brook and the River Lark form two of its boundaries and it is a thriving community with three pubs, a shop and a Post Office. The Isleham Church of England Primary School is rated 'good' by Ofsted and transportation is provided to Soham Village College also rated 'good'. There are several historic buildings of great interest, including the Grade I listed former Priory of St Margaret of Antioch which was founded in the village by the Benedictine order in 1090. The parish church of St Andrews is Grade I listed and has many fascinating architectural details while Grade II listed Isleham Hall was constructed in the sixteenth century. Transport links here are excellent with the A11/A14 and the A142 roughly equidistant from the village connecting it with Newmarket, Cambridge, Bury St Edmunds and beyond. The village lies between Ely and Mildenhall with Bury St Edmunds seventeen miles to the southeast and Cambridge twenty four miles south.



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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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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