



EH

EXQUISITE
HOME

A CHARMING PRESENCE

The pretty village of Orwell in South Cambridgeshire enjoys an enviable position, sitting roughly equidistant between Cambridge and Royston. It has been settled for many hundreds of years, growing up around a well and thriving as a village near a Roman road running past. It is mentioned in the Domesday Book of 1086 and was once famous for the traditional building material, clunch, which was excavated here. The original site can still be seen in the side of the hill to the edge of the village, now covered in wild flowers, grazed by rare breeds of sheep and a wonderful vantage point into three counties (Cambridgeshire, Suffolk and Essex). Orwell has several houses dating back to the sixteenth century and a fine square-towered Grade I listed parish church with its earliest surviving part dating back to 1250. There is a village shop and Post Office, a primary school, a community-run pub, a village green with football pitch, a pavilion for hire and a very well used village hall which runs a monthly pannier market amongst other events.





Standing just down the road from the church is this lovely Late Victorian house built in 1890 and extensively restored and improved by the present owners who bought it in 1984. When they purchased it, the house was not in a good state and they painstakingly brought it back to a very high standard, retaining period features and converting it into a light-filled, welcoming family home with a wonderful interior flow. Since moving in, they have added a large conservatory at the back, built a home office in the garden and redecorated, mainly in Farrow and Ball. Attracted by the house's quirky charm, they uncovered the original encaustic tiles in the hall and found the original Victorian mantel mirror and restored it. The result is delightful. The house is set well back from the road and is framed by a pretty lawn and path up to the front door. The doorstep features the original Victorian encaustic tiles and there is original coloured glass around the door. To the right is a generous gravelled drive with enough space to park around five cars.

The front door opens into the stunning hallway painted in Farrow and Ball's Lichen with classic Late Victorian proportions. The staircase rises up to the first floor straight ahead and the back door opens into the garden, giving plenty of light and flow. To the right is the beautiful dual aspect withdrawing room, also painted in Lichen and affording delightful views over the village street and church beyond. There is an original Victorian fireplace with open fire which is often lit in the winter and charming built in cupboards and shelves in alcoves on either side. This room, and indeed the entire house, is soaked in wonderful memories of family Christmases and New Year parties, children's celebrations and socialising. The family held a Christmas Eve party every year which, over time, developed into a village institution with up to one hundred and eighty five guests being accommodated one year. The house certainly does lend itself to relaxed entertaining. To the back of the hall is the delightful kitchen with its curved walls painted in Farrow and Ball's Chinese Blue. The original red quarry tiles are on the floor, there are solid wood units, an integrated electric oven with ceramic electric hob, an integrated dishwasher and washing machine and more than enough room for a table and chairs. To add to its charm, the kitchen also has a fireplace with an open fire, wonderful on cold winter days to add the crackle of firewood and the pervasive fragrance of woodsmoke to the atmosphere. The large conservatory painted in Farrow and Ball's Hound Yellow flows directly from the kitchen and with its spacious dimensions and lovely views over the garden is a wonderful additional reception room. Next door is the library, added when the house was reconfigured, with built in shelving and natural light pouring in through the skylights. Narrow, but well-thought-out, this is a space ideal for the devoted book-lover. The ground floor accommodation is completed by the smart shower room with crisp, contemporary white tiling.



A Charming Space



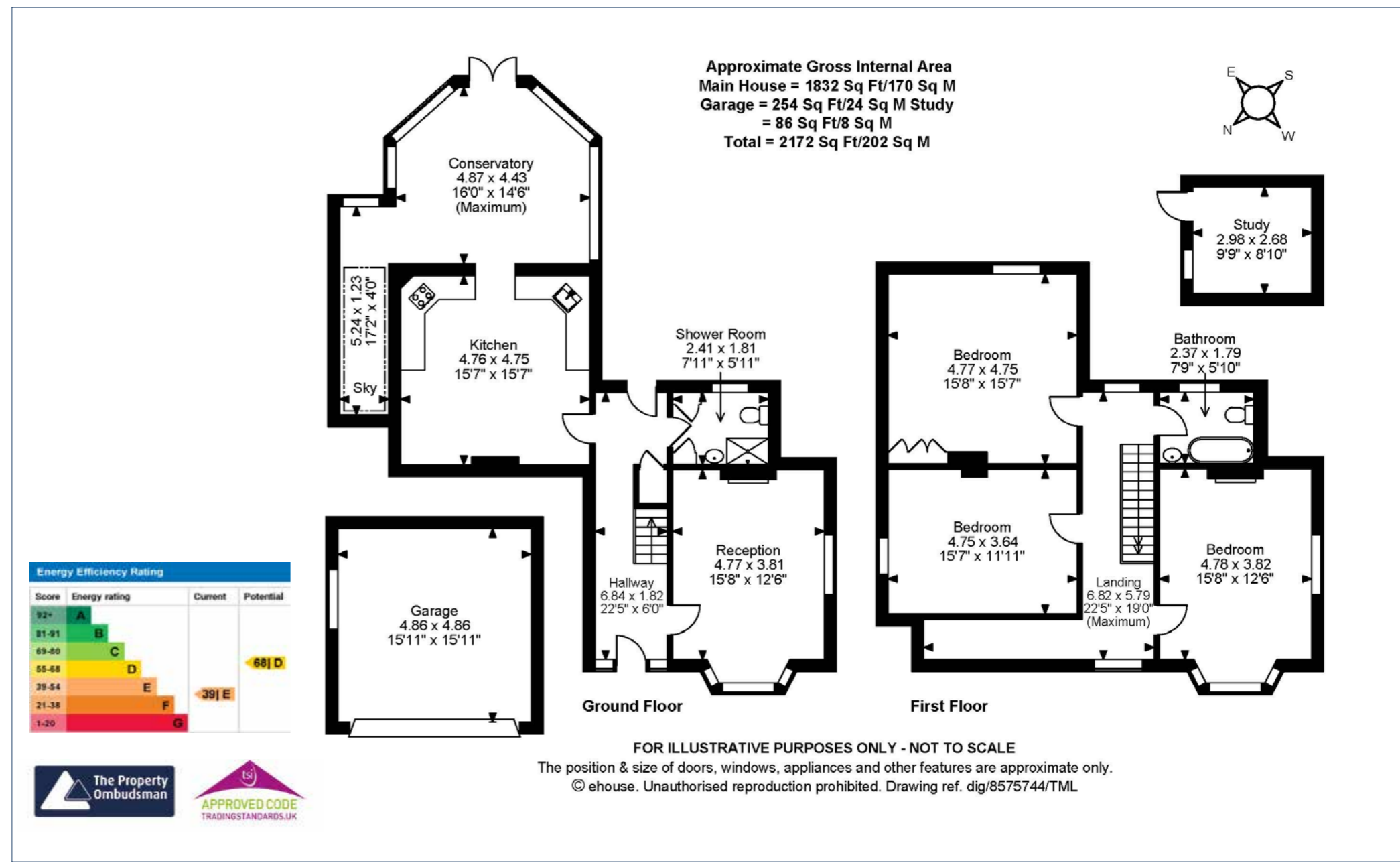
“...beautiful period features have been retained and it’s now a light-filled, welcoming family home with a wonderful interior flow...”



The staircase leads up to the generous landing from which radiate three bedrooms and the family bathroom. The principal bedroom is dual aspect with a large bay window through which sunlight pours in. It is painted in Farrow and Ball's cheerful Yellow Ground and is a really good size. The second bedroom is painted in Farrow and Ball's Eating Room Red and benefits from a wooden floor and an original fireplace with an open fire, delightful on a cold winter's night. The third bedroom also enjoys spacious dimensions and would make an excellent guest room. The sleek, contemporary family bathroom has a claw foot bath with shower over and is tiled in white with blue detailing.

LOCATION

The rear garden has a paved seating area to the rear, ideal for al fresco dining or a glass of wine at the end of the day. There are several ash trees which provide firewood for the fires, a mature flowering cherry which fruits well and is covered with frothy pink blossom in May and several mature bushes and shrubs. The rest of the garden is laid to lawn and there is a useful home office which the owners built shortly after they moved in. To the rear of the drive is the garage with power and light, currently used for storage. However, if desired and with the correct planning permission in place, it could be converted into a home gym or second home office. The neighbours are all friendly and pleasant and the village has enough amenities for everyday living. Royston, seven and a half miles to the south, has more shops, cafes, restaurants, banks and leisure facilities and historic Cambridge, eight and a half miles to the northeast offers a wide range of cultural, commercial and leisure activities. The Wimpole Estate run by the National Trust is just a short distance away and RSPB Fowlmere is within easy reach. Transport links are good here, with the A10 running north to connect with the M11 and south to Royston, Ware and Cheshunt. Nearby Shepreth station has regular trains running to Cambridge and to London Kings Cross. While rural and in lovely unspoilt countryside, these links mean that the village is an ideal place to live for those who have to commute to work. With off street parking, a secluded back garden, a spacious and airy interior with many period features and a lovely village location, this delightful and much-loved family home must be viewed to be fully appreciated.



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