



EH

EXQUISITE  
HOME



## AN ENVIABLE POSITION

Located in an enviable position on this modern estate aimed towards professionals and families, the house enjoys a wonderfully green outlook to the front where the property overlooks a large common; and the house enjoys even more privacy thanks to an ancient hedge to the front which is protected by Heritage Status, ensuring that the green will be preserved for generations to come. The location is excellent for families: located just steps from the property is a large playing area, and the catchment primary school (rated "Good" by Ofsted) is less than a five minute walk from the property. Also located just steps from the house is Trumpington Community College and the highly sought-after Perse Foundation schools, which regularly rank within the top ten for independent schools in the country. Finally, the immensely popular Hills Road Sixth Form College is also located only a short walk away, as are a range of playing fields and sports clubs, making this location absolutely perfect for families.







## *Modern, Comfortable Living*

'Everyone visiting is surprised by the house,' said the current owners when talking about the house's size and outlook. 'You just don't get a sense of how big or bright the house is until you step inside.' Entry on the ground floor is into a hallway that opens into the large open-plan kitchen and dining area. The L-shaped kitchen is designed to facilitate social interaction with family and friends, while the range of high-end integrated appliances will make any aspiring chef green with envy. The kitchen includes a gas hob, full-sized fridge and freezer, dishwasher, microwave, and combi-oven, as well as large pantry cupboards which the current owners have absolutely loved. The dining area opens through to a small and useful utility room with a WC, and French doors open into the rear courtyard garden, which is bordered by greenery boxes and, given the aspect of the property, receives plenty of sunshine throughout the day, making this the perfect spot to enjoy a glass of wine on warm summer evenings. To the rear of the courtyard is a large garage, providing ample off-street parking.

Stairs rise to the first floor where you are met with one of the most surprising and serene features in the house: a large and wide corridor naturally lit by floor-to-ceiling windows. There are a number of uses for this space, which would make an ideal library, home office, or, as the current owners have done, a great place just to sit and soak in the warm sunshine through the south-facing windows. 'The light just pours into this room,' said the current owners. 'It's just so bright and peaceful.' This corridor leads through to a rear bedroom with en-suite shower room, and this bedroom also enjoys French doors that open onto a private terrace, making this the perfect guest suite or even work-from-home space. Finally, the main living room is also located on this floor, and enjoys a bright, sunny aspect through dual-aspect windows. 'One thing we love,' said the current owners, 'is that everyone in the family has their own living space and rooms that we can retreat to, but equally there is space for us all to mingle, so it's a very multifunctional house that's really allowed us to move around and grow in.' The owners go on to add; 'Further features to mention are all the "extras" that make the house more comfortable & safer including the air purification system, air conditioning in all bedrooms, water softener, fire alarm/sprinkler system, alarm, and a Carbon Monoxide alarm.'



*Beautifully Appointed*





*“The property been cleverly designed with an eye to space, light and versatility...”*





There are four bedrooms spread between the second and third floors, with the principal bedroom located on the second floor and enjoying a view over the common green. The principal bedroom also enjoys a large walk-in-dressing room and a private en-suite shower room. The guest bedroom on this floor has a Juliet balcony overlooking the courtyard, and enjoys sole use of the bathroom located on this level. Two further bedrooms are found on the third floor, one which spans the entire width of the house and enjoys a Juliet balcony overlooking the green. Both bedrooms share a Jack-and-Jill style en-suite shower room.





# LOCATION

'One of our favourite features is that you can walk in almost any direction and within a couple of minutes you'll find yourself out in open fields and green space,' said the current owners, who have enjoyed the property's ease of access to both the amenities of the city as well as the surprising amount of green space that surrounds this area of Trumpington. One of their favourite pastimes is to walk along the path that follows along Hobson's Brook to the west of the property, and this path will lead all the way towards the city centre, taking you directly to Cambridge Botanical Gardens, allowing you to travel into the city by foot or by bicycle amongst open green space instead of busy city roads.

Cambridge itself is world-renowned both for its famous university and research centres but also as a historically important city that takes pride in its past and present with a range of cultural events throughout the year. The city is home to a stunning range of independent and national chain shops and eateries, as well as a range of entertainment venues. The city is also well-placed for exploring the rest of the country, with the train stations offering regular direct services to the Midlands, nearby Stansted Airport, and to London, with express services to the capital taking as little as around 40 minutes.



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		



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