



DOWNHAM HOUSE
Longstanton

Carter Jonas

DOWNHAM HOUSE, STATION ROAD, LONGSTANTON, CAMBRIDGE, CB24 3DS

- Cambridge - approx. 7 miles
- St Ives - approx. 11 miles
- Guided Bus Route Station - approx. 10 minutes walk

Authentic Edwardian home built circa 1905 • Retained period character & completely unspoilt • Six bedrooms • Beautiful formal gardens with mature trees, deep borders & lawns • Additional half-acre paddock offering further versatility for lifestyle or hobby use • Gravel driveway with ample parking & double garage • Semi-rural setting while being part of a thriving village community • Chain free offering • EPC rating E

DESCRIPTION

Downham House has been owned by the same family for over 56 years, making it a much-loved home. Set back from the road, the handsome double-fronted façade with its decorative balconies and verandas reflects the property's Edwardian heritage. Internally, the accommodation extends across three floors and retains a wealth of original charm.

The welcoming entrance hall leads to a choice of three reception rooms, including a formal sitting room, dining room and breakfast room with generous proportions and period detailing. To the rear, a light-filled sun room connects seamlessly with the garden. A utility room with adjoining shower room provide a practical space that is crucial for family life. The kitchen/breakfast room enjoys views over the garden and opens conveniently to the outside, making it the heart of the home.

DOWNHAM HOUSE IS A TRULY CHARMING AND UNSPOILT PERIOD PROPERTY, BUILT CIRCA 1905. THE PROPERTY HAS REMAINED AUTHENTIC IN CHARACTER AND OFFERS A HUGE EXCITING OPPORTUNITY FOR SOMEONE TO CREATE A SUBSTANTIAL FAMILY HOME THAT BLENDS HISTORY WITH MODERN FAMILY LIVING.



The first floor provides four bedrooms, three of which are double. The master bedroom includes a private en-suite and access to the elegant balcony overlooking the front gardens. A further family bathroom serves the remaining bedrooms. The second floor offers fifth and sixth bedrooms. Eaves storage cupboards provide practical space.

Downham House represents a rare opportunity to purchase an authentic and unspoilt Edwardian home with a rich local history. Offering generous proportions, period character, and scope for sympathetic enhancement, it is the ideal setting for a growing family seeking space, heritage, and community in a highly accessible village location.

OUTSIDE

The gardens at Downham House are a particular feature and provide both beauty and seclusion over the 1.5 acre plot. To the rear, the front section of the garden has been carefully landscaped with mature trees, deep borders, and an array of seasonal flowers. This formal lawned area has, over the years, been the perfect setting for family wedding receptions and tennis matches. Beyond the midway hedge, the garden opens out to an orchard with an abundance of fruit trees. To the front, the house is approached via a gravel driveway with ample parking and access to a double garage, while to the side of the property lies an additional half-acre paddock, offering further versatility whether for keeping animals, additional garden space.

LOCATION

Downham House is in the parish of Willingham, a thriving and well-served village, with excellent local amenities including shops, schools, and community facilities. The property offers a rural lifestyle yet remains superbly connected, with the A14 and guided busway providing swift access into Cambridge and beyond. Located on the outskirts of Willingham village close to Northstowe as well as being just approx. 7 miles from Cambridge City and ease of access to major rail/commuter links at Cambridge and Waterbeach.





AGENTS NOTE

There is to be an overage clause on the paddock positioned to the south-west of the property. It is likely that the property will be sold on two separate titles. The exact dividing boundary is yet to be established and the exact terms of the overage clause are to be confirmed at the point of agreeing a sale.

ADDITIONAL INFORMATION

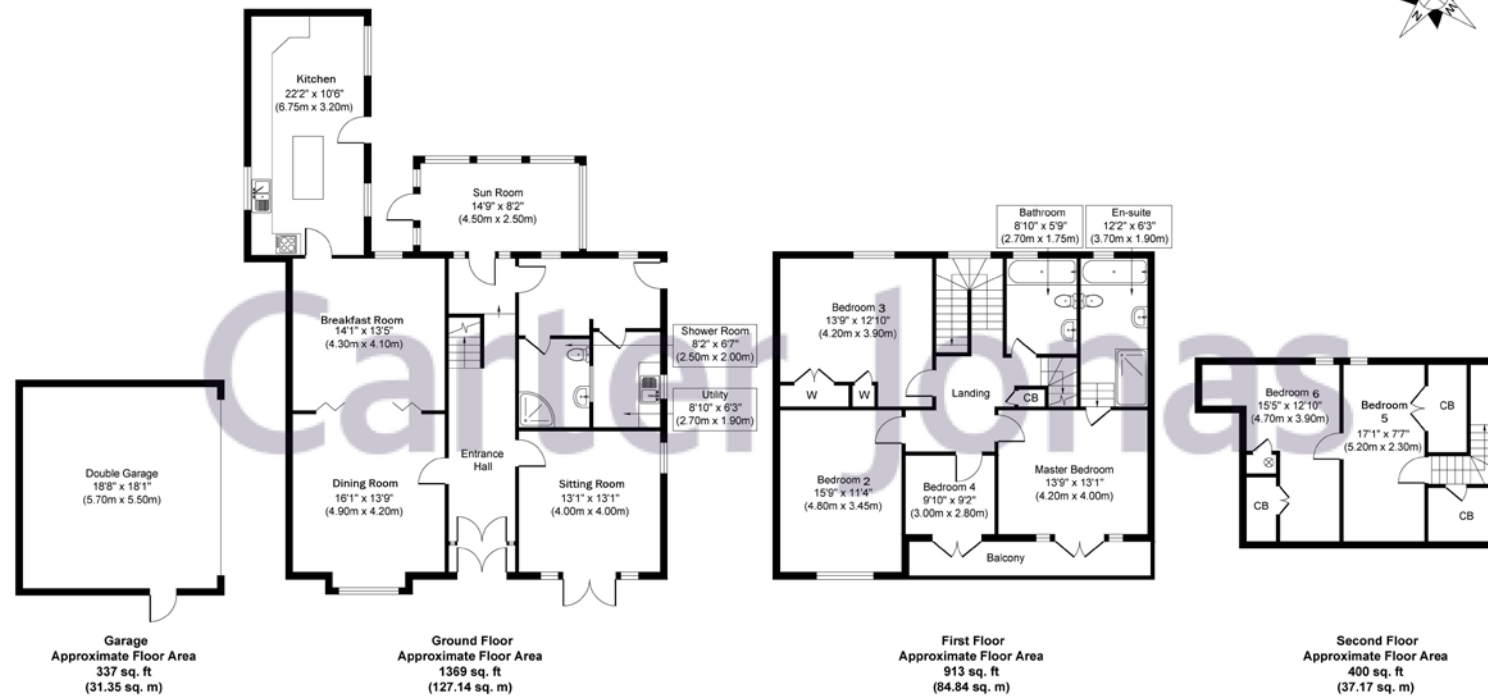
Tenure: Freehold

Services: Mains gas, water, drainage, electricity and fibre. New boiler fitted in 2023.

Local Authority: South Cambridgeshire District Council

Viewings: Strictly by telephone appointment with the Selling Agents, Carter Jonas 01223 403330





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	54 E	
39-54	E		
21-38	F		
1-20	G		

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