



STATION ROAD
Histon

Carter Jonas

STATION ROAD, HISTON, CB24 9FA

- City Centre - approx. 4 miles
- Cambridge North Railway Station - approx. 3.5 miles
- Addenbrookes Hospital - approx. 6 miles

Five spacious bedrooms · Sizeable village-centre plot · Truly outstanding character throughout · Ample gated driveway parking · Stunning kitchen · In excess of 3,600 sq.ft of accommodation · Grade II* listed · Hugely popular Cambridge village · Boasting a captivating history · Beautiful mature gardens

DESCRIPTION

Although sizeable and imposing, the property offers a wonderful cottage-like feel with outstanding, assumed to be original, features including exposed beams, panelling, historical markings, and a largely intact priest hole. An addition to the captivating history is that during his many visits to Histon, Oliver Cromwell is believed to have stayed at "The Old House".

Externally also quite special boasting a prime village-central spot offering ample gated driveway parking, an attached garage-like structure offering lots of storage, and sizeable mature grounds that wrap the house.

An extremely rare opportunity to be the next custodian of this outstanding Grade II* listed home.

Offering a fabulous contrast of old and new, the ground floor is where the character is in abundance with an almost endless array of what appear to be original features. There are four reception rooms in total, a sitting room, snug, dining room and study. The kitchen/breakfast room is where the modern style and convenience shines with a stylishly fitted kitchen, ample dining space and bi-folding doors leading to both the rear terrace and side terrace. The remaining ground floor offers a boot-room, utility room, inner hall and shower room.

A HUGE IMPRESSIVE AND TRULY FASCINATING HOME, 'THE OLD HOUSE' BOASTS CHARACTER IN ABUNDANCE WHILST OFFERING GRAND PROPORTIONS (MEASURING IN EXCESS OF 3,600 SQ.FT OF ACCOMMODATION) AND A PRIME SETTING IN HISTON, WHICH IS ONE OF THE CITY'S MOST SOUGHT AFTER VILLAGES.







The vast and well-proportioned first floor offers four bedrooms in total, three of which are sizeable doubles, several landing/hallway spaces that double up as seating or reading areas, and finally a generously sized bathroom offering a shower, bath, wash hand basin and WC.

The top floor offers a fifth bedroom and a small landing space. To the left of the landing is a sizeable loft space that may be suitable for conversion into further accommodation.

OUTSIDE

The property is approached through gates opening to the expansive driveway providing ample parking, whilst being open to the side aspect garden, which is predominately lawned with a wonderful selection of mature shrubs, trees and plants. The rear garden is mostly south-facing and predominately lawned and wraps around to the rear paved terrace, which is perfectly positioned to enjoy the sun. There's a further paved terrace positioned on the northern side of the property that offers seating that can be accessed via the breakfast room area. The front garden offers a vibrant burst of colour in the spring months as it's planted as a 'wild garden'.

LOCATION

The village boasts many local facilities including excellent schooling for all ages from pre-school to sixth form. Good local shopping is available in the village and there is a regular bus service to Cambridge. Impington is served by Cambridgeshire County Council's Guided Busway with an estimated journey time to the Science Park of approximately 3 minutes. Cambridge North Railway Station, located in Chesterton, Pedestrians, cyclists and horse riders also benefit from a bridleway running all the way from Cambridge Science Park to St. Ives along the route of the Guided Busway.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Gas fired central heating. Mains gas, water, drainage and electricity. Note, none of these have been tested by the agent.

Local Authority: South Cambridge District Council





THE
OLD
HOUSE

Station Road, Histon Cambridge, CB24
Total Approximate Area = 3651 sq ft / 339.2 sq m



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107144



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