



Carey Hill, Church Lane, Kingston, Cambridge, CB23 2NG
Guide Price £950,000 Freehold



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A RARE OPPORTUNITY TO ACQUIRE A STUNNING GRADE II LISTED RESIDENCE, EXTENDED AND BEAUTIFULLY PRESENTED, SET WITHIN MATURE AND PRIVATE GARDENS WITH VIEWS OVER THE VILLAGE CHURCH GROUNDS.

- 5 bedroom, detached, former farmhouse
- 2 reception rooms plus office/ playroom
- Bespoke kitchen/breakfast room plus utility room
- Many original features including exposed timbers and inglenook fireplaces
- Off-road parking, private mature gardens
- Sought-after village
- Chain free

The property enjoys a wonderful centre-of-village position with uninterrupted views over All Saints and St Andrew's Church, which dates back to the 12th century. The original property, was constructed in the 17th century as a farmhouse, and extended and refurbished by the current owners approximately 20 years ago. This programme of expansion and refurbishment was lovingly and considerately undertaken with great care to preserve the original building's rich history.

The accommodation comprises an entrance hall with chequered board flooring, flanked on either side by the two principal reception rooms both with exposed timbers, inglenook fireplaces and solid wood flooring. The kitchen breakfast room is fitted with bespoke cabinetry with matching solid oak working surfaces, ceramic butler sink, walk-in pantry, oil-fired Aga, space for a fridge-freezer and attractive engineered oak flooring. Adjacent is a side hallway, which provides an additional entrance but also incorporates a utility area with work surface, ceramic double sink unit, fitted cupboards and space for the usual white goods and a freestanding, oil-fired central heating boiler. Just off the kitchen is a further useful room, which in the past has been utilised as a home office and a playroom. Off the inner hallway is a cloaks w.c. and a bespoke dog-legged staircase to the first floor.

The first floor boasts a stunning galleried landing with generous eaves storage and three bedrooms plus a four-piece family bathroom including a claw-foot, roll top bath and shower cubicle. The master bedroom overlooks the village church and has a luxury ensuite shower room. On the second floor, there are two further double bedrooms, both with wash handbasins. Please note that these rooms are inter-linked making an ideal space for an au-pair or indeed a noisy teenager.

Outside, the front garden is enclosed by walling with a gravel driveway providing parking for at least three cars. Gated access leads to the side kitchen garden, which is laid mainly to paviour with raised flower and shrub beds, a timber shed and a wood store. This area steps up to a small wildflower garden beyond which is a vegetable, herb and fruit garden, and in turn this opens to the principal rear garden, which is laid mainly to manicured and shaped lawns, with well-stocked flower and shrub borders and beds, a wide and varied selection of ornamental trees and fruit bearing trees, bushes and shrubs, and all is enclosed by fencing and enjoys excellent levels of privacy and seclusion, again with views of the village church.

Location

Kingston is an admired village nestling within this most beautiful part of the South Cambridgeshire countryside, just 8 miles south-west of Cambridge City Centre and has a wonderful sense of community. As well as a village hall, there is a community orchard a few doors down from the property with medlars, quince, mulberries, greengages, heritage varieties of apples and pears. Excellent education facilities are available with good primary schools at Comberton and Bourn, a private nursery school in the village, and Comberton Village College provides excellent secondary education.

The vendor informs us that there is a regular bus service every hour into Cambridge as well as the village having easy access to the M11 (Junction 12 about 6 miles) and to both Royston and Cambridge mainline train stations, which provide fast access to London King's Cross and Liverpool Street.

Tenure

Freehold

Services

There is no mains gas in the village and therefore there is an oil-fired central heating boiler. Mains electricity, water and drainage are connected.

Statutory Authorities

South Cambridgeshire District Council.
Council Tax Band - F

Fixtures and Fittings

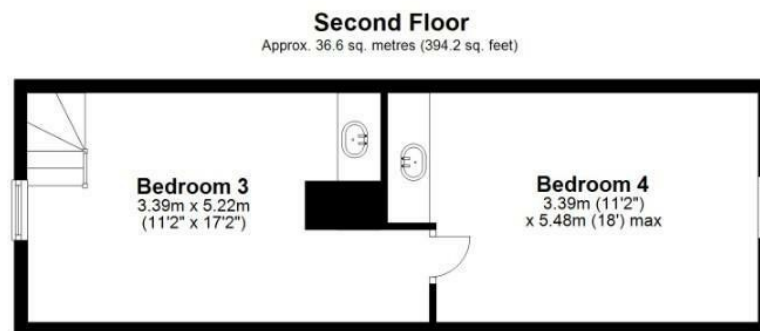
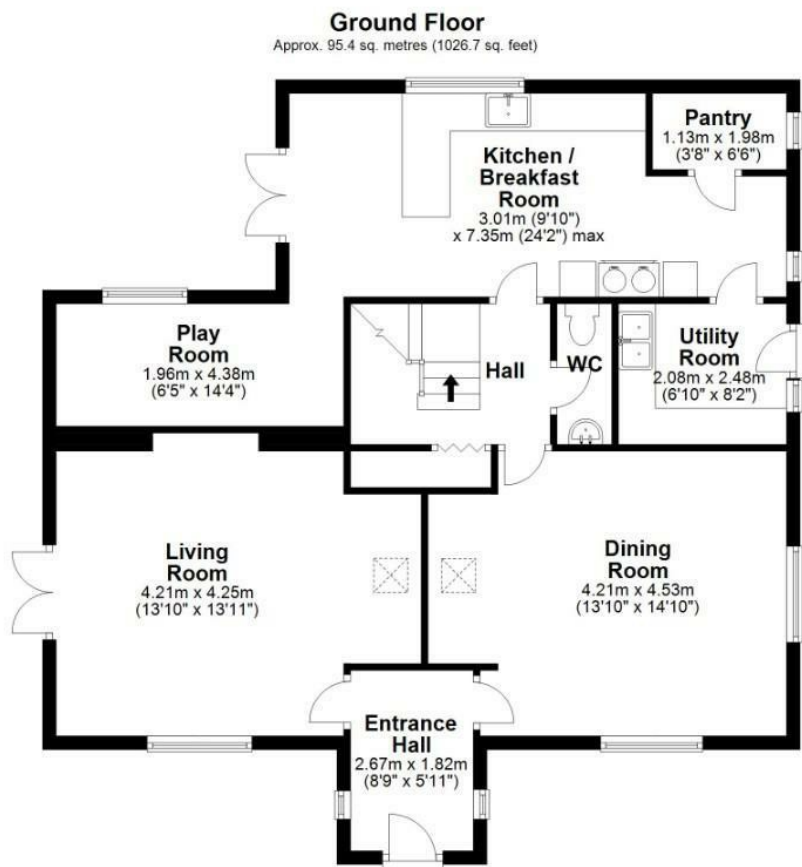
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.







Total area: approx. 208.4 sq. metres (2243.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



