



EH

EXQUISITE  
HOME

## A SUNNY DISPOSITION

The property sits within a recently completed development lying to the north side of the small yet exceptionally convenient village of Hauxton. The development sits alongside the tranquil River Cam, and the current owners have enjoyed the position of the property as it is less than a minute walk to the riverside, with a footpath that runs along long stretches of the river offering an idyllic afternoon's amble. There is a primary school and well-regarded nursery within the village, and families will enjoy the newly constructed community centre with its onsite café, open green space and large playground.

Trains from nearby Great Shelford run directly to London's Liverpool Street, with a commute of less than an hour, and the owners note that a new Cambridge South station is under construction nearer to the property, which will make the commute to the capital even easier. The property is only a few minutes' drive from Trumpington Park and Ride, simplifying the commute into Cambridge city centre, which is one of the most popular destinations in the UK for homeowners and tourists alike. World-renowned for its famous university, the city is also home to a wealth of boutique shops and restaurants. In addition to its reputation for world-class higher education, Cambridge is also a regional centre for excellence in primary and secondary settings, as it is home to some of the top performing schools in the country in both the public and private sector.





## A Stunning Contemporary Space...

The owners found themselves attracted to the property for its functionality as a family home, its location close to the city, and especially for its situation within the larger development: 'it's a beautiful setting from the front - it's a private road with very limited traffic, and the river's within a minute's walk of the house.' They add, 'it's got the feeling of a rural, calm, ambient setting on the outskirts of Cambridge.'

The front door opens into a spacious and bright hall that opens into all the main living areas. To the right is the large dual-aspect lounge that runs the entire depth of the property. 'It's such a spacious lounge,' the current owner shares, 'there's plenty of space for the family all to have a sofa or chair each, and we spend lots of family time there.' The lounge enjoys access into the kitchen and dining space through large double doors that can be opened to create an open-plan feel to the downstairs space or closed to create a more intimate atmosphere. The large dining room is flooded with light from the double doors that open into the back garden. As the dining room is open plan with the kitchen, this area of the property functions as 'the hub of the house,' says the current owner. 'It's great that the kids can be doing their homework while we're cooking, and we spend a lot of time socialising and entertaining, so we regularly have lots of people round and everyone can move easily between the kitchen, dining room, garden and lounge.' The kitchen itself is modern and bright, with shaker-style units and a number of integrated appliances, including a 5-ring gas hob, Siemens double oven, two full-sized fridge/freezers, dishwasher and double sink with a macerator. To the rear of the kitchen is a useful utility room with space and plumbing for white goods, and with a door that opens onto the side driveway, offering a convenient place to unload the weekly shop or to shed muddy boots after a walk through the surrounding countryside. Completing the ground floor is a large study, which enjoys a particularly wonderful view of the wooded area to the front of the property through a large bay window.

Four double bedrooms are found on the first floor, together with a family bathroom. All of the bedrooms are bright and spacious, and the family bathroom enjoys a modern suite. The larger guest bedroom enjoys a private en-suite shower room and a range of built-in wardrobes, as does the large principal suite, which also has the benefit of the bay window that looks out to the front of the property towards the wooded area that runs along the River Cam. The principal en-suite is particularly luxurious, with a walk-in shower and a rainfall shower head.





“The property been built with an eye to space, light and versatility...”



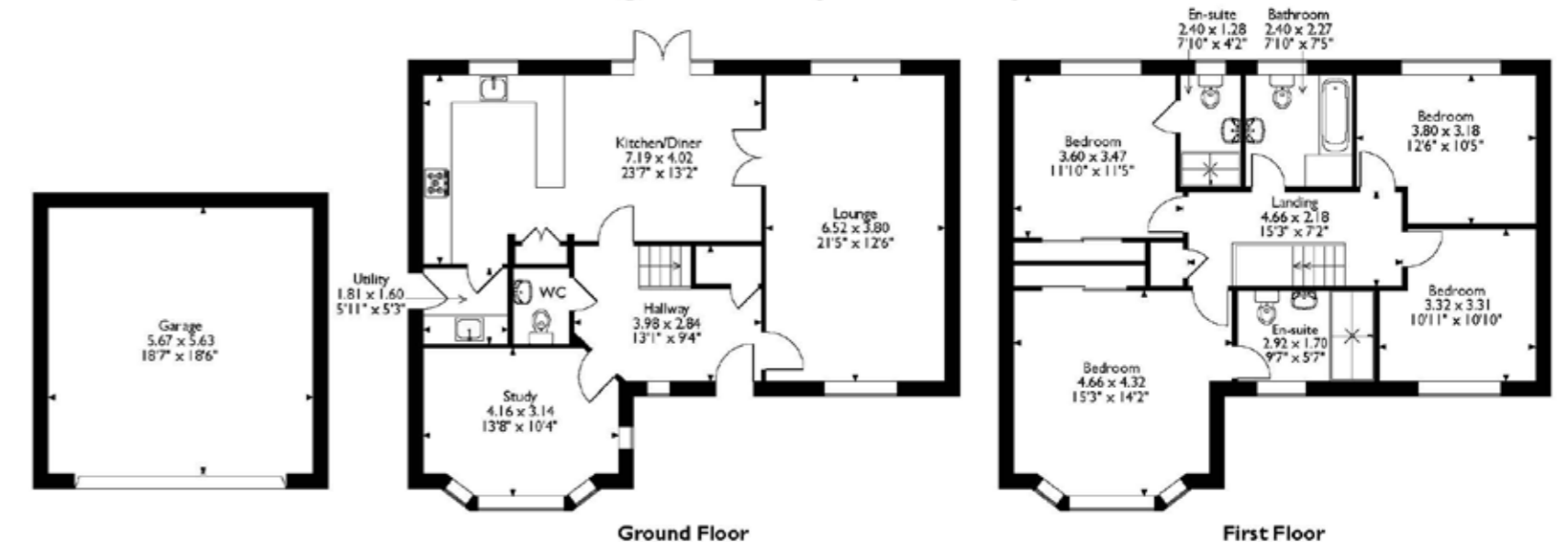
# LOCATION

The current owners have begun a process of landscaping in the rear garden, saying 'it's still a bit of a blank canvas but it's also ideal if you don't have a lot of time for gardening'. They have created a functional space that includes a large west-facing patio area, perfect for dining al-fresco on those long, warm summer afternoons, and two grass laws bordered by a path that runs along the rear fence, where a number of vines and flowers are growing, including pears. A retractable awning over the patio provides shade and shelter, and will also help to keep the dining room cooler on those hotter days. Additionally, the owners have created a second sociable area behind the garage, but note that this space provides possibilities for expanding the available living space by constructing a home office or gym (subject to any necessary planning consent). There is also a large double garage included within the plot of the property, which is ideal for storage but may also - again, subject to necessary consent - provide possibilities for conversion into additional living or working space.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A	83 A	83 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area  
 Main House = 164 Sq M/1766 Sq Ft  
 Garage = 32 Sq M/344 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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