



EH

EXQUISITE  
HOME

## *Bursting With Charm...*

Two miles to the northwest of the centre of Cambridge is the lovely village of Girton. Leafy, pretty and certainly inhabited for at least two thousand years, it has many quintessentially English features including two pubs and the fifteenth century parish church. There is a primary school and historic Girton College founded by Emily Davies and Barbara Bodichon, the first Cambridge college to admit women, is within the village boundaries. Girton is mentioned in the Domesday Book as "Grittune," thought to derive from the Old English for "farmstead on gravelly ground." Transport links are excellent with the M11 and A14 looping around the village at a reasonable distance and Cambridge's guided busway network and two rail stations within easy reach. The village is the perfect place for families, well served and peaceful, but on the doorstep of many of the locale's biggest employers such as the University and Addenbrookes.

Thought to have been built nearly a hundred years ago, the present owner bought the property in 1999 and have extended and improved it considerably. Drawn by its generous interior, lovely location and the vast amount of green space in the village, they added a large kitchen/dining room to the rear, built a loft extension, laid a driveway at the front, put on a new roof, added double glazed windows and central heating, redecorated throughout, laid a new patio in the rear garden and put up new fencing. There is enough space for two cars to park on the driveway and there is a pretty lawn at the front along with a mature mulberry tree. The front door leads into the L-shaped hallway, a welcoming space into this cosy house. To the left is the TV room, natural light pours in through the large bay window and the focal point is an attractive painted fireplace niche with oak beams around it. The owners love sitting here and reading, watching TV and relaxing. It is the ideal family space. Next door is the wooden floored study, also with a large bay window and the original 1920s tiled fireplace, painted in Farrow and Ball's Cinder Rose and Great White. Currently used as a home office, it could easily be converted into a second reception room or a playroom.



Girton | Cambridge



On this floor, there are two good sized double bedrooms which would make wonderful guest accommodation or accessible rooms. There is also a contemporary shower room, again ideal for guests. The large open plan kitchen/dining room is illuminated with sunlight pouring through the skylights. Floored with slate tiles, benefiting from underfloor heating and with a lovely natural light, it has pale wood units and solid wooden worktops, a double width electric cooker with eight gas hobs and an integrated dishwasher, it is an attractive and functional space, ideal for everyday family cooking and socialising. The large dining area is delightful, light and spacious with wonderful views of the garden. The owners love cooking and use their kitchen every day. The tri fold doors bring the outside in and the patio in the same style of slate tile as the kitchen/dining room gives the impression of an uninterrupted flow.

### *Spacious First Floor*

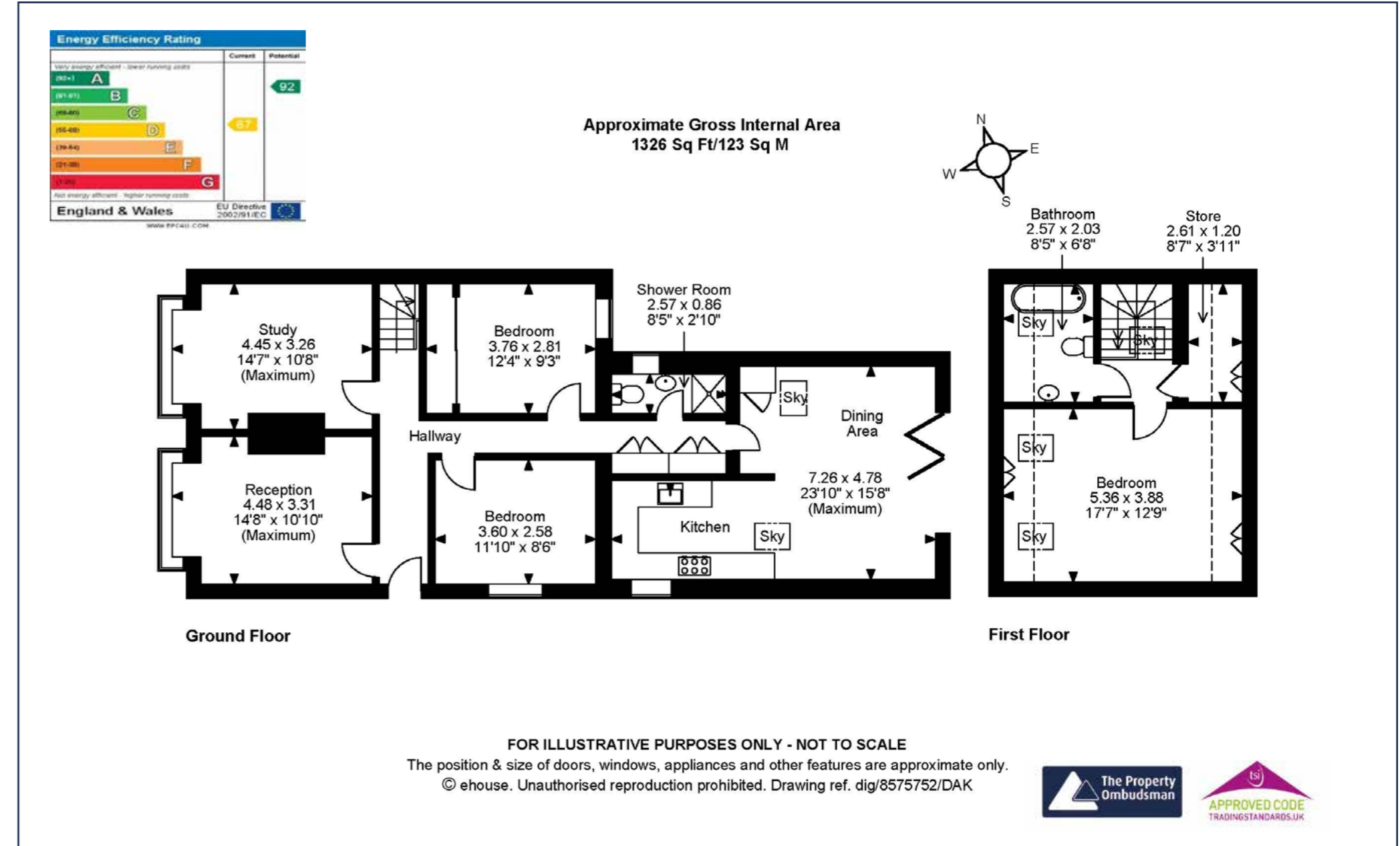
The owners have created a delightful airy space on the first floor which was previously the loft. There is a useful walk-in closet on the landing (which also benefits from a skylight) and a large bedroom with an attractive wooden floor, skylights and a small built in cupboard in the eaves. This would make wonderful guest accommodation or a smart principal bedroom. There is also an elegant family bathroom on this level with a bath, storage and a skylight. The first floor is particularly light filled and has been planned with great care and attention to detail by the owners. There is still loft storage on this level and in part of it, if desired and with the correct planning permission in place, it would be possible to increase the space on this floor. The owners had considered raising the roof slightly to do this and it is certainly entirely possible. In 2021, they further improved this space by replacing the skylights with high spec noise suppression windows.



# LOCATION

It is believed that this part of Girton was originally a large orchard (perhaps part of a former estate) and this is borne out by the trees growing in the garden. In addition to the mulberry tree in the front garden, there are three apple trees, two cherries, one plum and two pear trees in the back garden, all fruitful. There is a paved area at the rear of the house with a seating area and the whole garden, peaceful, secluded and shaded with mature trees, is absolutely delightful.

The road is a friendly one, with a close-knit community feel. The owners often use the amenities in the village itself and there is a bus stop taking children to Impington Village College or Cottenham Village College (both secondary schools). Nearby there is a large Sainsburys and Argos along with further pubs and restaurants. There are two local primary schools, the closest being the prestigious University of Cambridge primary school in Eddington which you can cycle/walk to using car free routes. The owners use their bicycles to get everywhere and there is road-free bike access to Cambridge and other local villages. Girton itself has two pubs, two community centres, two nurseries, a Co-op and a hairdresser. Nearby Bar Hill has a very large Tesco's and there are lovely bike rides and walks around the village. The local roads to St Ives and Huntingdon are good and transport links are excellent.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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