



EH

EXQUISITE  
HOME

## PERFECTLY PLACED

This stunning five-bedroom, two bathroom family home is located in the village of Elsworth, near Cambridge, secluded in approximately three and a half acres of idyllic gardens. The house dates from the late Georgian to early Victorian period and enjoys all the delightful character of this era, including tall ceilings, sash windows, and elegant, airy living spaces. The house has been lovingly developed and cherished by the current owners, who have created a stylish yet practical family home.





A Beautiful Tranquil Space

## *A Large And Elegant Home...*

"We knew the moment we walked through the door that this was going to be our home," say the current owners about this exceptional character property when they first visited as parents with a young family. "The house had a real heartbeat, and over time it's grown into the perfect family home where we've made some wonderful memories." The centre of the house is thought to date from the 18th century, and it has been extended with generous Victorian additions, creating a large and elegant home where every room enjoys views of the surrounding grounds. The large windows fill every space with warm, natural light. Entry into the main hallway feels inviting and warm, with an elegant staircase rising to the first floor and herringbone parquet flooring. The first door opens into the stunning triple aspect drawing room; making the perfect space to sit with friends and family and enjoy a glass of wine in front of the open fire. Across from this is a slightly smaller family room; with a wood-burner set into the bressemer-lined fireplace. At the end of the main corridor is the study, or home office.

The open-plan kitchen and dining area is a real "wow" feature of the property. "It's here that most people really fall in love with the house," said the current owners. "We knocked the kitchen and the former dining room into one and it's been the hub of the house. It's where we entertain and I've spent many hours in front of the AGA cooking and watching my children at the table doing their homework or chatting with friends at dinner parties." The oil-fired AGA stands in the centre of this beautiful space, but the kitchen also includes an electric cooker for summer cooking. The traditional farmhouse-style kitchen fits the character of the house perfectly, and the units provide plenty of storage for the discerning cook. Two French doors open out onto two terraces (one from the kitchen facing the avenue of silver birch trees that runs East and the other from the dining area facing the South lawn). At the end of the birch avenue is the tower of the thousand-year-old parish church, creating just one of the many special views from the main house. The ground floor is completed with a large utility/boot room, with plenty of units for storage and also a ground-floor cloakroom, making this an ideal space for family life in the countryside.









*“The house has a real heartbeat, and over time it’s grown into the perfect family home where we’ve made some wonderful memories...”*



### *Spacious Accommodation*

Upstairs, the large and bright landing opens into five spacious bedrooms, many with built-in storage cupboards and each with beautiful sash windows that allow light to flood into each individual space. The family bathroom is stylish and modern with underfloor heating. The principal suite is an exceptional space with triple-aspect windows, built-in wardrobes and a large en-suite with both a separate shower and bathtub. Like the family bathroom, the en-suite bathroom also enjoys underfloor heating.







### *An Envious Location...*

The present owners are keen conservationists and have created a garden with wildlife in mind. They've installed swift boxes and now have a thriving colony of these rare birds, which arrive every April. They've erected two barn owl boxes in the paddock and last year both were occupied with breeding pairs. "I can lie in the bath and watch the owls quartering the ground for voles and mice," says the owner. "And we sit on our terrace while the swifts perform acrobatics and "screaming parties." "When we moved here twenty-two years ago, the garden was just a field, we created the garden from scratch, planting all the trees and hedges. Our large vegetable garden and fruit cage have kept us self-sufficient in soft fruit and vegetables. We kept chickens for years, and there's nothing to beat freshly-laid eggs. We hope the new owners will enjoy, and build on, these very special features." Also located in the gardens is a detached carport with space for two cars, and which houses an attached self-contained studio with kitchenette, shower room and private garden; an ideal home-office or studio room for guests, The high-end Shepherd's Hut, also in the grounds, is run as a successful holiday let, and is available by separate purchase. There is ample private parking for up to six cars. There are plenty of pathways and terraces wrapped around the house leading into mature gardens, including a west-facing 'winter garden,' planted to provide winter colour and scent. There are many beautiful spots within the grounds to enjoy the peace and tranquillity this property provides.

# LOCATION

The property stands at the edge of the village in its own secluded and private plot. The current owners say: "You really have the best of both worlds, only a few minutes' walk to the traditional thatched pub, the primary school, and our village-run community shop, but you're also apart from the village. After moving here from South-East London and knowing nobody in the village, they were delighted by how friendly and welcoming the community was, and it's always been that way since."

The property sits amongst open fields and farmland and is also next to a local farm shop, so within only a few minutes' stroll from the front door you'll find a café, an organic butcher, and a baker. The Elsworth Church of England primary school has a "Good" rating from Ofsted, while the adjacent Pre-School and the catchment secondary school, Swavesey Village College a few miles away have 'Outstanding' Ofsted ratings. This area of Cambridgeshire is idyllic, with miles of open farmland to and several local nature reserves to explore. The RSPB-run Hope Farm is a mile from Elsworth. Sailing and sports enthusiasts will also find a hub at nearby St Ives, where there are sports clubs, a leisure centre, and sports grounds.

The main attraction hereabouts is, of course, the historic University town of Cambridge, just a fifteen-minute drive (nine miles) away. Aside from the University, Cambridge has the world-renowned Fitzwilliam Museum, great shopping, superb restaurants and a first-class teaching hospital, Addenbrookes. Cambridge is home to a number of highly reputable independent schools, including The Leys and the Perse Foundation, which regularly rank within the top ten of independent schools in the country. The Park & Ride service from nearby Madingley is both excellent and cheap. The nearby towns of St Neots and Huntingdon also have an range of independent and national chain shops and eateries, and other leisure pursuits such as a cinema and bowling alley. St Neots Station provides a half hourly train service to into London.' The London-bound trains from St Neots also travel further on to London Gatwick and Horsham. "You really can't beat the location," say the owners. "This is a fabulous family home. We have loved living here. We hope someone new will love the house, the swifts and the barn owls as much as we have."

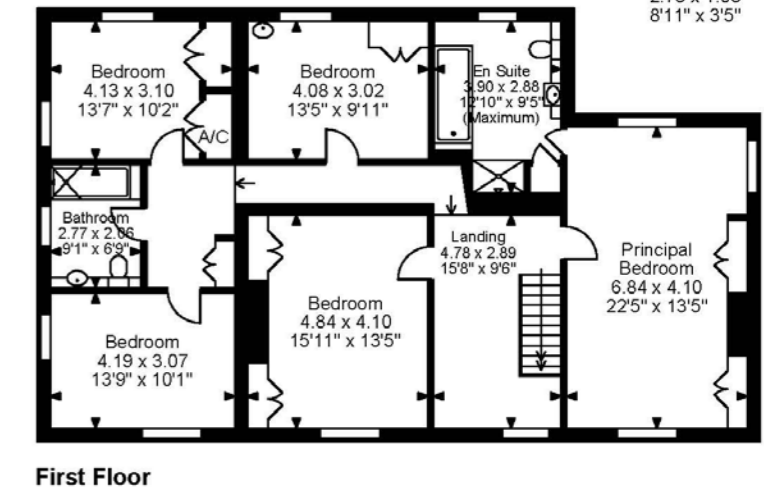
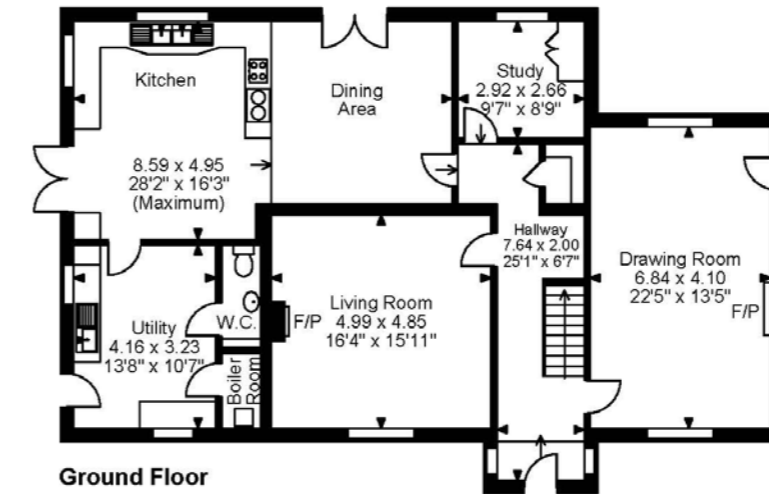
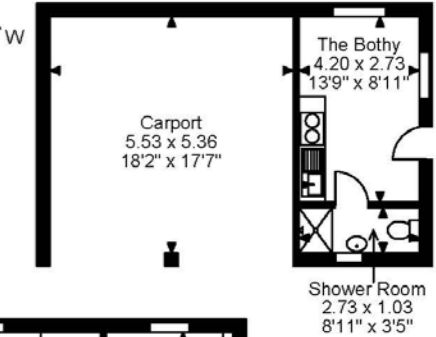
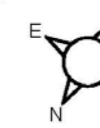


| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         | 88   B    |
| 69-80                    | C             |         |           |
| 55-68                    | D             |         |           |
| 39-54                    | E             | 46   E  |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |



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**Approximate Gross Internal Area Main House = 2937 Sq Ft/273 Sq M**  
**Carport = 319 Sq Ft/30 Sq M**  
**Outbuilding = 158 Sq Ft/15 Sq M**  
**Total = 3414 Sq Ft/318 Sq M**



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## EXQUISITE HOME

At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities. In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.

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