



4 Clay Street, Histon, Cambridge, CB24 9EY  
Guide Price £625,000 Freehold



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01223 819300



## A DELIGHTFUL 3-BEDROOM DETACHED HOUSE PROMINENTLY POSITIONED WITHIN WALKING DISTANCE TO THE VILLAGE CENTRE AND ALL AMENITIES.

- Central village location
- Walking distance to all amenities
- Solar panels providing feedback tariff
- Low maintenance garden
- En Suite to principal bedroom
- Off street parking
- Garage

kitchen/diner – entrance hallway – living room – utility - WC – 3 bedrooms – master with en suite – family bathroom – garage – off street parking - gardens

Ash Tree Cottage is a delightful 3 bedroomed detached house, superbly located near the centre of the village prominently located on the corner of Winders Lane and Clay Street. Built in 2003 and occupied by the sellers ever since. The property measures nearly 1200sqft.

The ground floor accommodation consists of a wide entrance hallway with built in cloak/shoe cupboard with another built in cupboard under the stairs for additional storage. The hallway gives access to all rooms, and the cloakroom off the hall comprises WC and hand basin. The stylish modern kitchen was refitted in 2023 and has a range of base and eye level units, double oven, 4 ring hob with extractor over, ample work surface, integrated appliances and plentiful room for table and chairs. Off the kitchen is a handy utility room with space and plumbing for various appliances. The radiators in all rooms are served by a Valiant gas boiler from the utility room

The dual aspect living room is light and airy with window to front aspect and patio doors. There is also a built in gas fire. The ground floor accommodation is completed with a WC.

The first-floor accommodation has 3 bedrooms all off a galleried landing, the principal bedroom has en suite bathroom comprehensively re fitted in 2022 to provide a shower, WC and wash hand basin, complemented by modern contemporary tiling. Bedroom one has a double depth built in wardrobe, with bedroom two also including a full length built in wardrobe. Bedroom three has a fitted wardrobe and chest of drawers. The windows and doors are double glazed that were replaced in 2012.

The family bathroom has a bath with shower over and WC wash basin. There is a loft that has been completely floor boarded with Cellotex panels in eaves for insulation, which could be adapted as a fourth bedroom subject to planning permission/building regs. Outside the property is set back from the road and there is a garage and off-street parking. The garden is low maintenance, wraps around the home, with shrub borders, and a patio area with decking.

### Location

Histon is widely acknowledged as being one of the most sought-after villages north of Cambridge. Its particularly convenient location just 3 miles from the city centre adds to its popularity and communications are first class, the A14 and M11 being within a few minutes drive.

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. Histon is served by Cambridgeshire County Council's Guided Busway with an estimated journey time to the Science Park of approximately 3 minutes. Girton Golf Club is also within a few minutes drive.

### Fixtures and Fittings.

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

### Services.

All mains services are connected.

### Statutory Authorities.

South Cambridgeshire District Council  
Council Tax Band E

### Viewing.

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

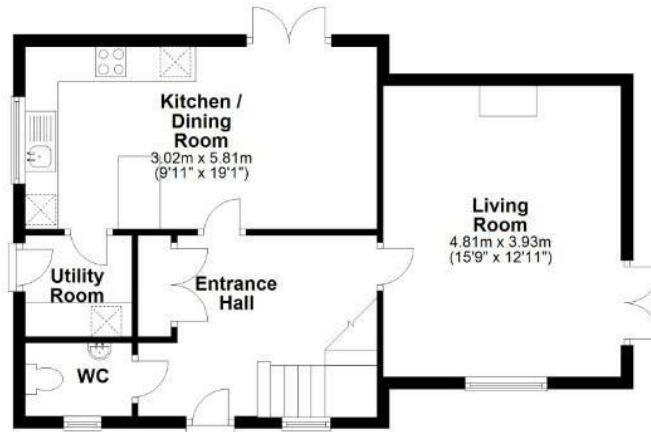
### Tenure

Freehold



### Ground Floor

Approx. 54.8 sq. metres (590.2 sq. feet)



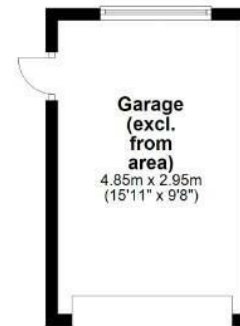
### First Floor

Approx. 54.9 sq. metres (590.7 sq. feet)



### Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 109.7 sq. metres (1180.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	87	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



