



2 Mill Lane, Impington, CB24, Cambridge, CB24 9XN

Guide Price £745,000 Freehold



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**A CHARMING GRADE II LISTED DETACHED COTTAGE CIRCA 1730 SET IN MATURE GROUNDS OF 0.18 ACRES PROVIDING MULTI-PURPOSE OUTBUILDINGS AND EXTENSIVE OFF-STREET PARKING, ENJOYING A SECLUDED SET BACK POSITION IN IMPINGTON.**

- Detached period cottage set in 0.18 acres of grounds
- Woodburning stove and exposed timbers and beams
- Two garages and one large workshop/studio
- Mature set-back position and central village location
- Off-street driveway parking

3 double bedrooms – first floor WC – sitting room – dining room – kitchen/breakfast room with walk-in pantry – ground floor bathroom – rear lobby/boot room – adjoining garage – detached garage – workshop/studio – established surrounding gardens – driveway parking

This beautiful double-fronted detached cottage occupies a secluded, near central village position, close to the High Street and village green. The property is set back behind broad established gardens which offer driveway parking for two vehicles and access to two separate garages. This charming Grade II Listed home dates circa 1730 and was extensively restored and extended in the 1980's, adding the kitchen and adjoining garage with principal bedroom above. Characterful family accommodation is arranged over two floors and measures 1204 sq ft with scope for further expansion and improvement, subject to the necessary planning consent. The ground floor accommodation comprises entrance porch and hallway, a dual aspect dining room with exposed timbers and beams, open fireplace and a concealed staircase rising to the first floor with concealed storage cupboard under. The cosy dual aspect sitting room has exposed timbers and beams and an inset woodburning stove. The kitchen has a matching range of solid oak units and drawers, working surfaces, a range of integrated Neff appliances and a useful walk-in pantry. A rear lobby provides access to the outside and ground floor bathroom. Upstairs, the long landing leads to a WC and three spacious double bedrooms, all providing built-in storage and hanging space. Outside, the side and rear gardens are predominately laid to turf. There is a paved side patio area, large workshop/studio with power and lighting, separate detached garage and integral garage which is currently used as a workshop/sewing room.

**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

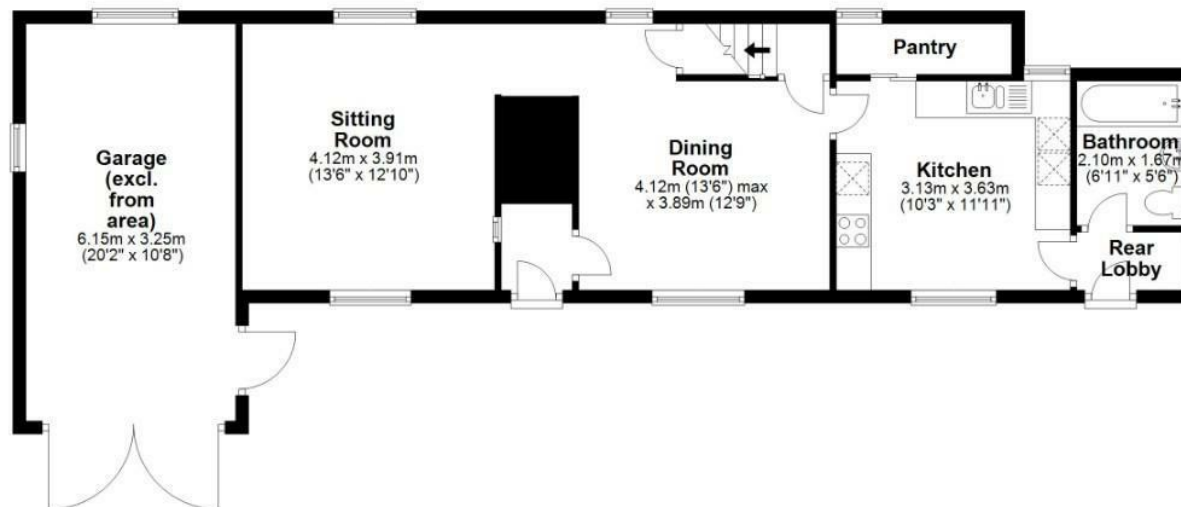
**Agents Notes**

Grade II Listed property



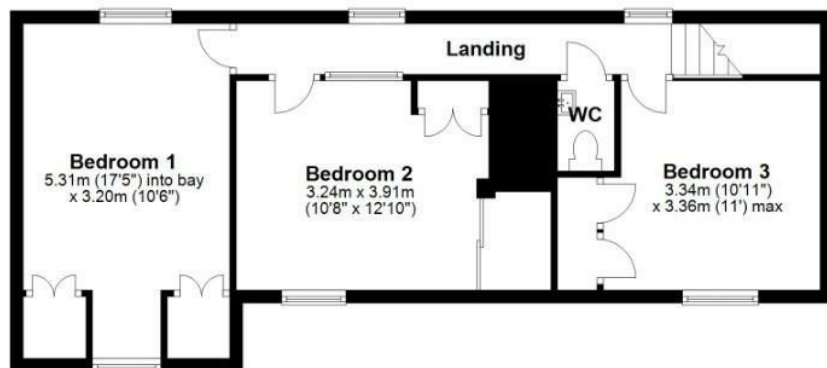
### Ground Floor

Approx. 57.2 sq. metres (615.8 sq. feet)



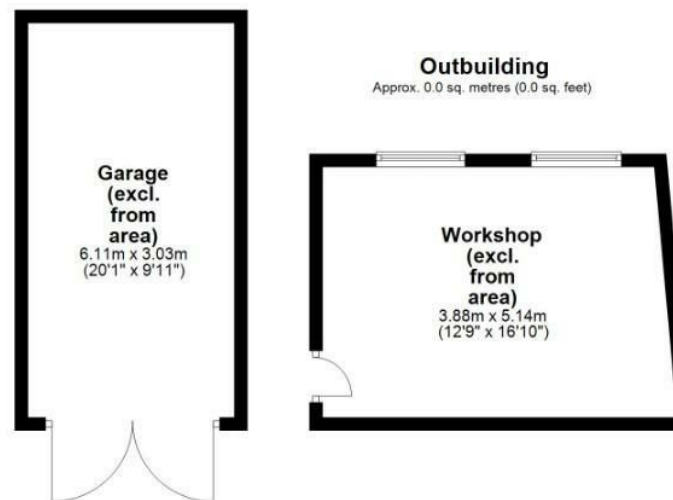
### First Floor

Approx. 54.7 sq. metres (588.8 sq. feet)



### Outbuilding

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



Total area: approx. 111.9 sq. metres (1204.6 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



