



14 Church Street, Histon, Cambridge, CB24 9EP  
Guide Price £1,400,000 Freehold



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**CONSTRUCTED IN 1873, WESTBOURNE HOUSE IS A SPECTACULAR VICTORIAN PROPERTY LOCATED ALONG CHURCH STREET, HISTON.**

- Accommodation measuring approximately 191sqm/2065sqft.
- Mains services include – Mains Gas, Mains Drainage, Mains Water, Mains Electricity.
- EPC 63/D
- Victorian Detached home extended in 2015.
- Within easy reach of the amenities within the village.
- Potential to extend – Subject to the relevant planning approval.

Having been extended in 2015 to the ground floor level, this home provides living accommodation measuring approximately 191sqm/2065sqft.

Upon entering the property, you are lead through an airy entrance hall with light being provided through the original leaded stained glass above the main door. Off the entrance hall you have three reception rooms which include a sitting room with double aspect windows to the front and rear, a study with a door opening onto the rear garden and a 24ft living room with triple aspect windows to the side and front of the property.

The extended ground floor is accessed via the entrance hall and benefits from a large open plan kitchen/dining/family area with a farmhouse style kitchen with shaker style units, kitchen island and tiled flooring throughout. The Kitchen/dining/family area is the hub of the house with double aspect French doors leading to both the front Courtyard Garden and the main rear garden. two skylight windows to the roof space help provide further light into the large open space. Completing the remainder of the ground floor is a boot room, a wet room, and a separate utility area with ample cupboard space, a stainless-steel sink with drainer and space for both a washing machine and tumble dryer.

To the first floor, the property comprises of a landing area with a large sash window to the turn of the stairs, four double bedrooms and two bathrooms which include an en-suite shower room to bedroom two. The family bathroom benefits from a free-standing claw foot bath, a single enclosed shower, a sink with a vanity unit below, a low-level WC and a heated towel rail. The en-suite bathroom provides a low-level WC, wall mounted sink and a single enclosed shower.

Externally – the property benefits from off road parking along a gravel laid driveway providing ample parking for numerous vehicles. The front boundary of the property has an array of well-established trees which provide privacy from the road. To the side of the property is a second driveway which provides a further parking space and leads onto a timber constructed garage.

Off the Kitchen/Dining/Family room is a courtyard garden to one side whilst the opposite side is the established rear garden. The rear garden is predominantly laid to lawn and has a large patio and pergola directly off the kitchen, ideal for alfresco dining in the warmer months of the year.

**Location**

Histon is widely acknowledged as being one of the most sought-after villages north of Cambridge. It's 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, including the well regarded Impington Village College.

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 and is a 10 minute cycle. Girton Golf Club is also within a few minutes drive.

**Services.**

All mains services are connected.

**Statutory Authorities.**

South Cambridgeshire District Council  
Tax band - G

**Fixtures and Fittings.**

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

**Viewing.**

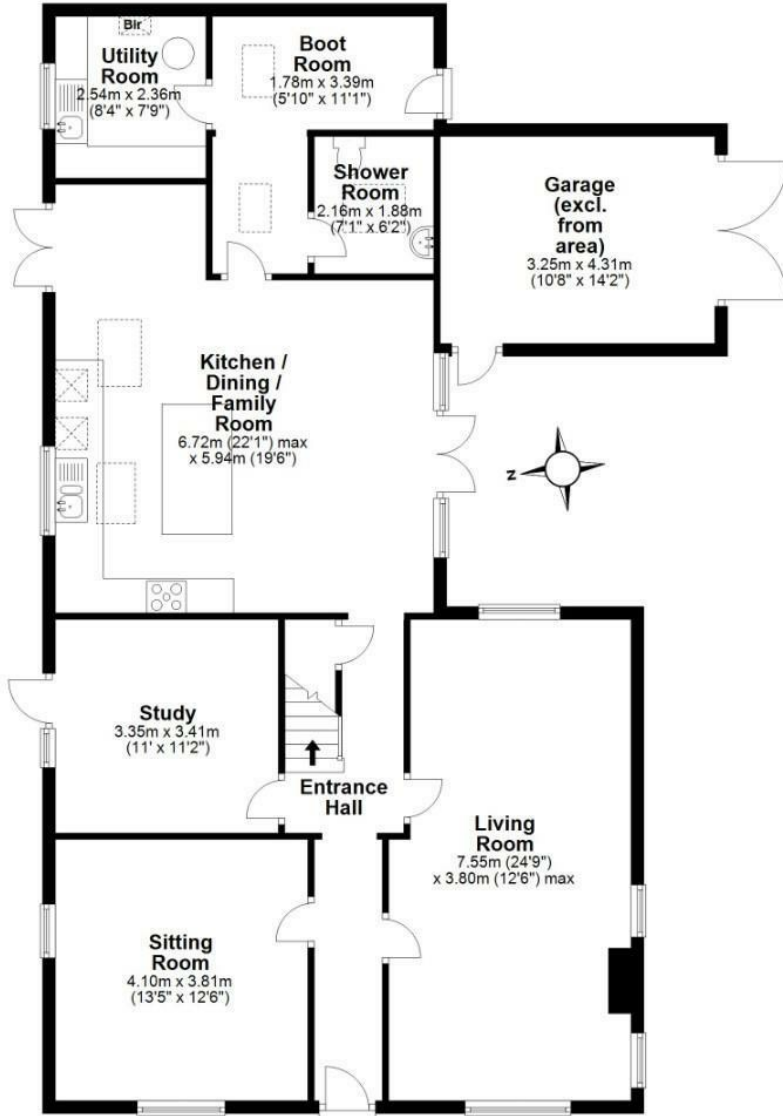
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





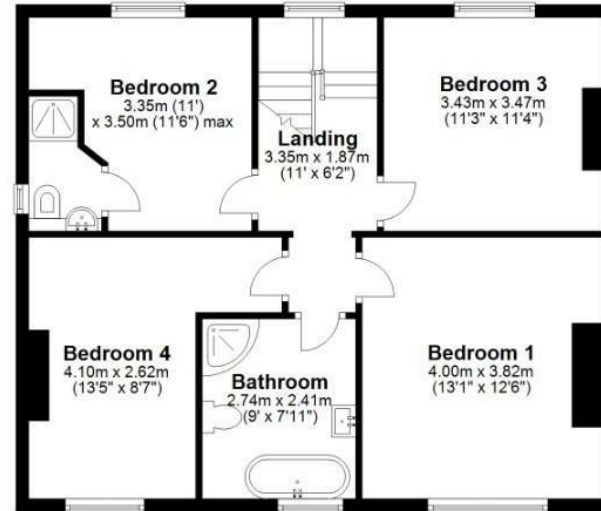
### Ground Floor

Approx. 123.9 sq. metres (1333.3 sq. feet)



### First Floor

Approx. 68.1 sq. metres (732.5 sq. feet)



Total area: approx. 191.9 sq. metres (2065.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>63</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



