



3 Narrow Lane, Histon, Cambridge, CB24 9HD  
Guide Price £900,000 Freehold



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**ORIGINALLY DATING TO THE 1700'S, THIS STUNNING AND WHOLLY UPDATED DETACHED HOME WITH ARCHITECT DESIGNED REAR EXTENSIONS IS NESTLED WITHIN THE HEART OF HISTON VILLAGE.**

- Accommodation measuring approximately 154SQM/1667SQFT.
- Mains services include Mains Gas, Mains Electricity, Mains Water & Mains Drainage.
- Heating is provided mainly through radiators with underfloor heating in the kitchen and family/Living Room.
- EPC Rating - D
- Council Tax Band – F
- Architecturally designed rear extensions
- Re-thatched December 2019

With the original part of the property dating to the 1700's, 3 Narrow Lane benefitted from an extensive renovation by the current owners in 2019, including new thatch and new boiler and now provides four-bedrooms as well as generous living accommodation over two levels, measuring approximately 154SQM/1667SQFT.

Upon entering the original part of the house, you are greeted by two similar sized reception rooms with an inglenook fireplace between. Both rooms have a wealth of character including original beams. Off the formal dining room, the stairs take you to the first floor and provide access to the first of the two extensions, which were designed by Space Architects:

In the first extension is an enviable master bedroom with vaulted ceiling and floor to ceiling window overlooking the rear garden. There is an en-suite shower room and a set of French doors which open onto the patio.

The second extension is off the kitchen, the original part of the house. This extension also has a vaulted ceiling and enjoys an abundance of natural light flowing through thanks largely to two Velux windows and further windows and French doors to the side aspect. This part of the extension is used as the family/living space and has a wood burning stove, wooden floors and opens directly onto the garden. Between the kitchen and living room is a ground floor WC and access onto the gravelled driveway.

To the first floor are three bedrooms and a family bathroom. The first floor of the property is within the original part of the house and offers a wealth of character and originality. Of the three bedrooms, two are doubles and the third bedroom is currently being used as a home office.

Externally – to the front is a paved area leading upto the front door with a privet hedge and picket fence border. To the side of the property is a gravel laid driveway with parking for one vehicle and an external electric plug socket. The rear garden is sizeable, fully enclosed, well established and very private. It has a patio area wrapping around the rear of the property and is laid predominantly to lawn. Integrated outdoor lighting to front and side creates a stunning ambience in the evenings.

**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, 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 - F

**Fixtures and Fittings.**

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

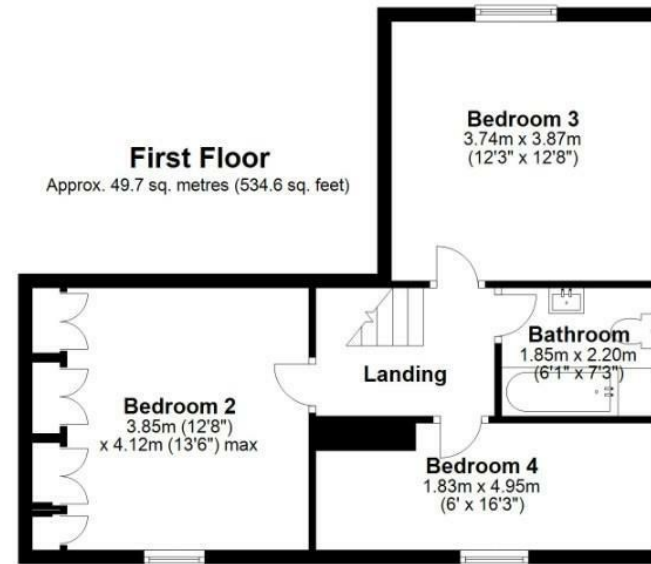
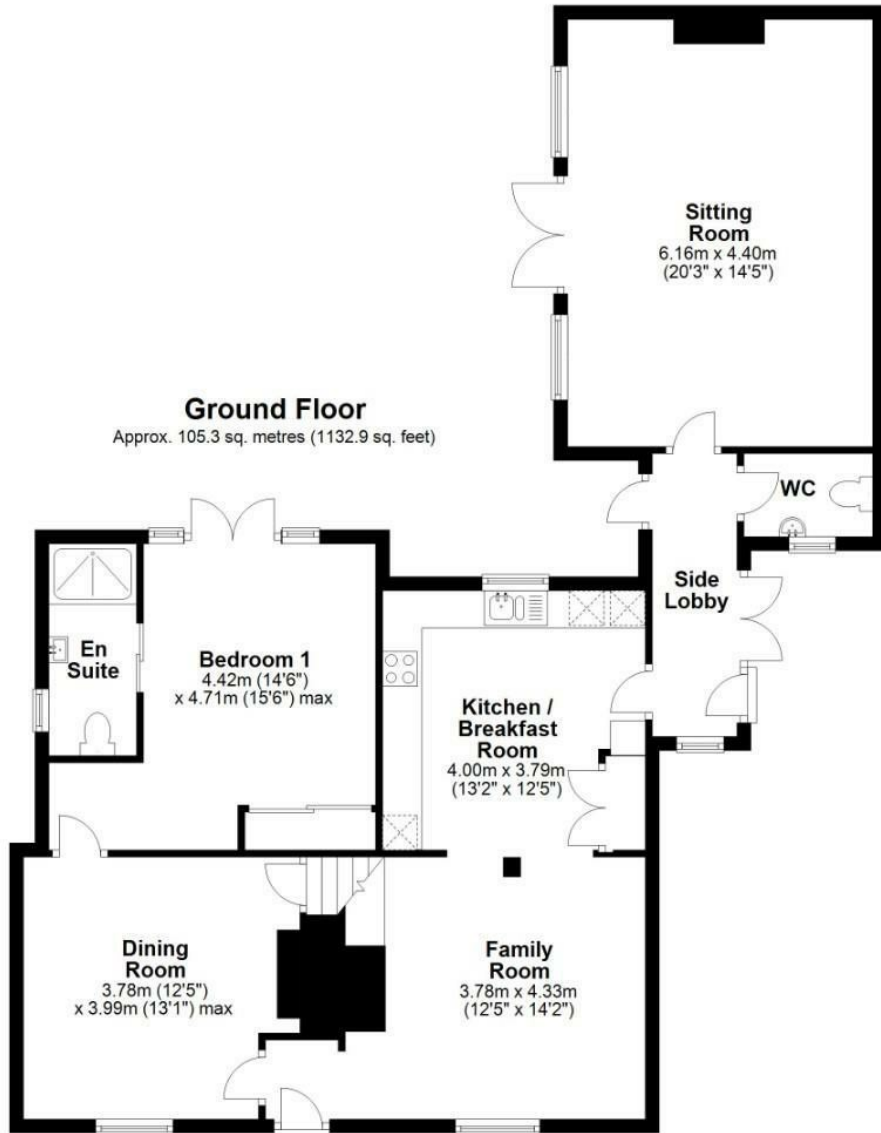
**Viewing.**

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









Total area: approx. 154.9 sq. metres (1667.6 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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	67
(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.







