



63 Station Road, Histon, Cambridge, CB24 9LQ  
Offers Over £725,000 Freehold



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**POSITIONED AT THE VERY HEART OF THE HIGHLY SOUGHT-AFTER VILLAGE OF HISTON, THIS EXCEPTIONAL THREE-BEDROOM DETACHED ARTS AND CRAFTS HOME REPRESENTS A TRULY RARE OPPORTUNITY. PROPERTIES OF THIS CALIBRE AND CHARACTER SELDOM COME TO MARKET, AND THIS UNIQUE RESIDENCE COMBINES TIMELESS ARCHITECTURAL CHARM WITH AN ENVIALE CENTRAL VILLAGE LOCATION.**

- Arts & Crafts detached house
- 3 bedrooms, 4 reception rooms, 1 bathroom
- 2045.6 sqft/190 sqm
- Built in late 1920s/early 1930s
- Gas fired central heating to radiators
- Driveway parking
- EPC-E/42
- Council tax band-E

This is a distinctive, unique and highly attractive home requiring a degree of modernisation that offers a rare chance to secure a piece of Histon's architectural heritage in one of the village's most desirable locations. Constructed around the late 1920s/early 1930s this detached dwelling benefits from many period features including a large round bay window, sloping flanking buttresses and leaded light windows, popular within that era.

Upon entering the property through the main entrance hall, you are greeted by a large turning staircase with cloakroom below and a large half landing with a small seating area and stained-glass window. The ground floor comprises of four generous reception rooms which include a living room with a round bay window overlooking the front, a sitting room with a feature corner window overlooking the garden, a study which could be used as a guest bedroom and a formal dining room opening onto the rear garden. Completing the ground floor is a large kitchen breakfast room with a pantry, a further storage cupboard and side access through to the rear garden.

To the first floor are three terrific bedrooms which include a delightful master suite measuring in excess of eighteen feet in length and benefitting from a large dormer window providing large levels of natural light. Completing the first floor is a large bathroom suite with both a bath and a walk-in shower and a separate cloakroom, accessible off the landing.

Set back from the main road, the property has a gravel driveway to the front as well as a mature front garden with a pond and a wide variety of shrubs and plants along the borders. The plot the home occupies wraps around and to the rear is a concrete laid patio/and path, a lawn area and a perimeter mainly fenced but walled in part.

#### **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 Cambridge city centre adds to its popularity and communications are first class, the A14 and M11 being within a few minutes' drive. 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. It is also conveniently located for Cambridge North railway station.

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. Girton Golf Club is also within a few minutes' drive.

#### **Tenure**

Freehold

#### **Services**

Mains services connected include: gas, electricity, water and mains drainage.

#### **Statutory Authorities**

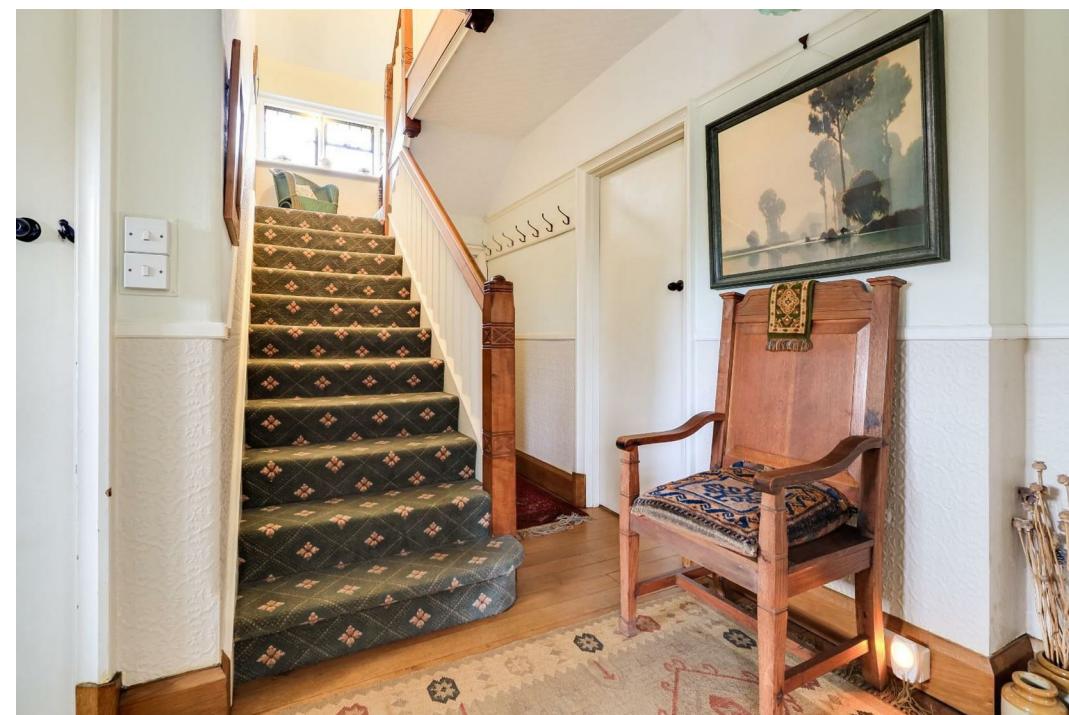
South Cambridgeshire District Council  
Council tax band-E

#### **Fixtures and Fittings**

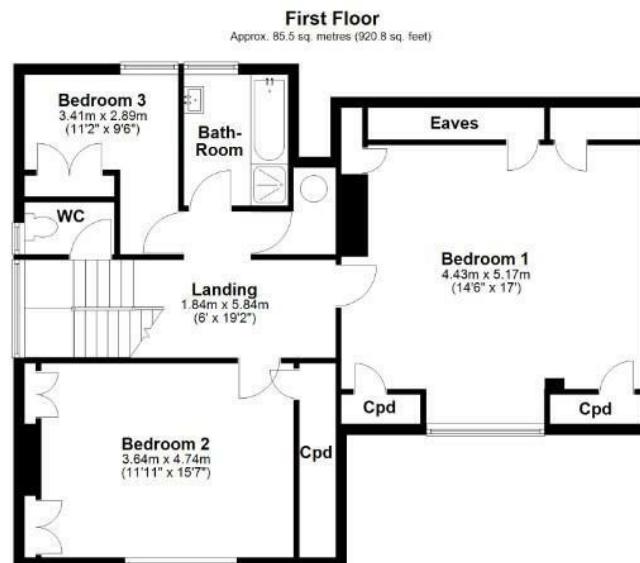
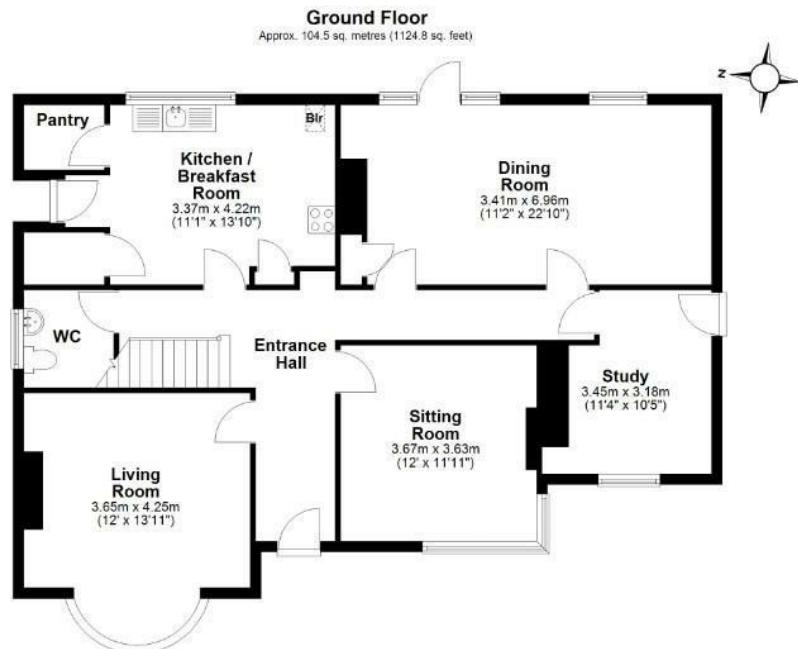
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

#### **Viewing**

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







Total area: approx. 190.0 sq. metres (2045.6 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		42
(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.



