



EH

EXQUISITE
HOME



PERIOD PROPERTY WITH POTENTIAL

On the High Street in the heart of the village is this handsome detached period property which has been considerably improved by the present owners. It has a small, fenced front area with a mature silver birch to the side, a gate in the willow fencing and a path leading to the front door. The rest of the grounds are paved, cutting down very considerably on maintenance but giving potential for container gardening. The front door opens straight into the parquet floored dining room which has an attractive period fireplace, plus recessed halogen ceiling lights. The stairs to the first floor rise from here. Next door is the light filled, triple aspect sitting room with a wood burner. Here, as throughout most of the house, the floor is composed of attractive wooden floorboards. A door from the dining room opens into the kitchen with its neutral cabinets, solid wood worktops and door leading into the porch and cloakroom. The kitchen is relatively small, but well laid out and has plenty of potential.

SPACIOUS FIRST FLOOR

On the first floor, four bedrooms radiate from the landing. The principal bedroom is spacious with lovely views over the High Street and village. The second and third bedrooms are good sized doubles, while the fourth bedroom would make the perfect nursery, hobby room or home office. All benefit from wooden floorboards, which chime with the period feel of the house. The three piece family bathroom has a bath with shower over, on trend rectangular countertop basin with plenty of storage beneath and an attractive neutral colour palette.

EASY TO MAINTAIN GARDEN

To the side and rear of the house is smart paving, very low maintenance and with the flexibility for container gardening and play equipment. There is a large, detached garage with a pitched roof, power and light. It is currently set up as a workshop, but if desired, and with the correct planning permission in place, it could be converted into a home gym, a third reception room, a home office or even a two-storey annexe.

WELL CONNECTED VILLAGE WITH EXCELLENT TRANSPORT LINKS

A village which suits families and commuters alike is a rare find, and the community of Bassingbourn in South Cambridgeshire is just that. Located just over the border from Hertfordshire, it is only five miles from bustling Royston and fifteen from Cambridge. Transport links are very good here with the A10 and M11 close by and regular fast trains running into London from Shepreth and Cambridge. For people working in Cambridge, it is a short commute and London is easily accessible with just a 38 minute express train journey from Royston into Kings Cross. Bassingbourn benefits from a number of amenities including two pubs, a medical practice, a dental surgery, Post Office, coffee shop, pharmacy, several shops, a garage and bakery. It is ideal for families with a preschool, primary and high school in the village, doing away with the necessity to pay for transport. The parish church of St Peter and St Paul dates back to the thirteenth century and is Grade I listed.

All the village amenities are on the doorstep, the village is surrounded by beautiful countryside and the shopping, work and leisure activities afforded by Royston and Cambridge are easy to access. In a lovely location, with a private garden and a versatile interior, this smart period home is just waiting for the next stage in its adventure.





All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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