

Heydonbury

Heydon, Cambridgeshire





A stunning traditional Grade II Listed house, with a modern extension, in an elevated position with far-reaching views towards Cambridge.

M11 (jct. 10) 5.6 miles, Great Chesterford Train Station 7.2 miles (trains to London Liverpool Street from 71 minutes),
Royston Train Station 6.4 miles (trains to London St Pancras from 39 minutes), Cambridge City centre 13.4 miles, Stansted Airport 17.5 miles,
A1M 18.5 miles, London (Marble Arch) 53 miles
(Distances and times approximate).


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Summary of accommodation

Reception halls | Drawing room | Study | Sitting room | Kitchen/breakfast room with pantry | Orangery | Library

Shower room | Laundry room | Games room | Cinema room | Gym

Indoor swimming pool with changing room | Wine cellar | Cellar stores | Pool plant rooms

Principal bedroom with dressing room and en suite bathroom | Six further bedrooms | Two bathrooms

Garden and Grounds

Extensive lawned and formal gardens | Terrace | Lake | Fishponds | Woodland | Paddocks with field shelters

Large garage building with storeroom above | Workshop/store

In all about 15.13 acres

Total: 1,351 sq m (14,540 sq ft)

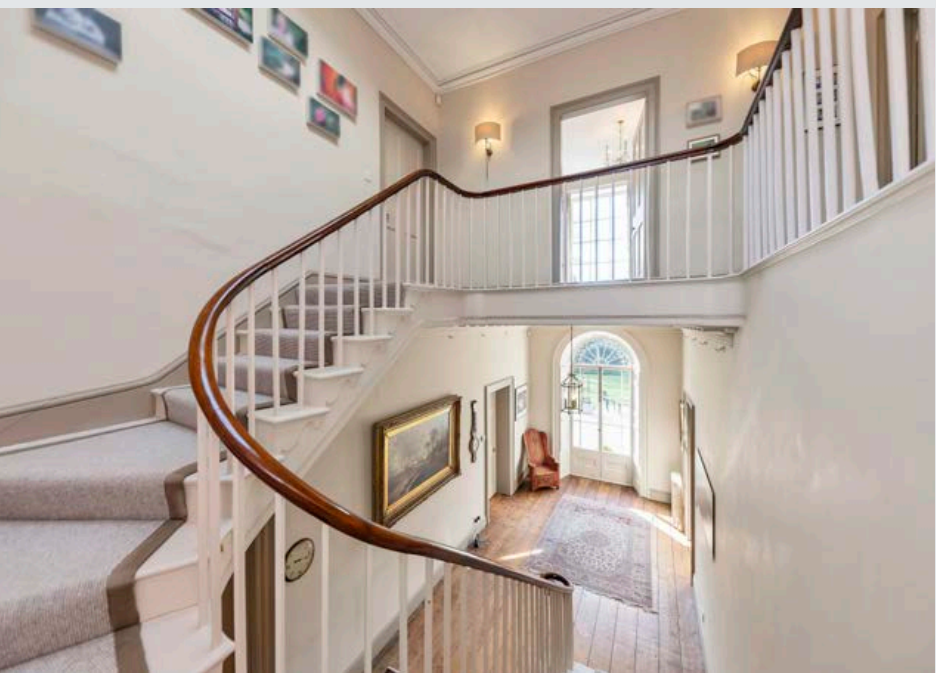
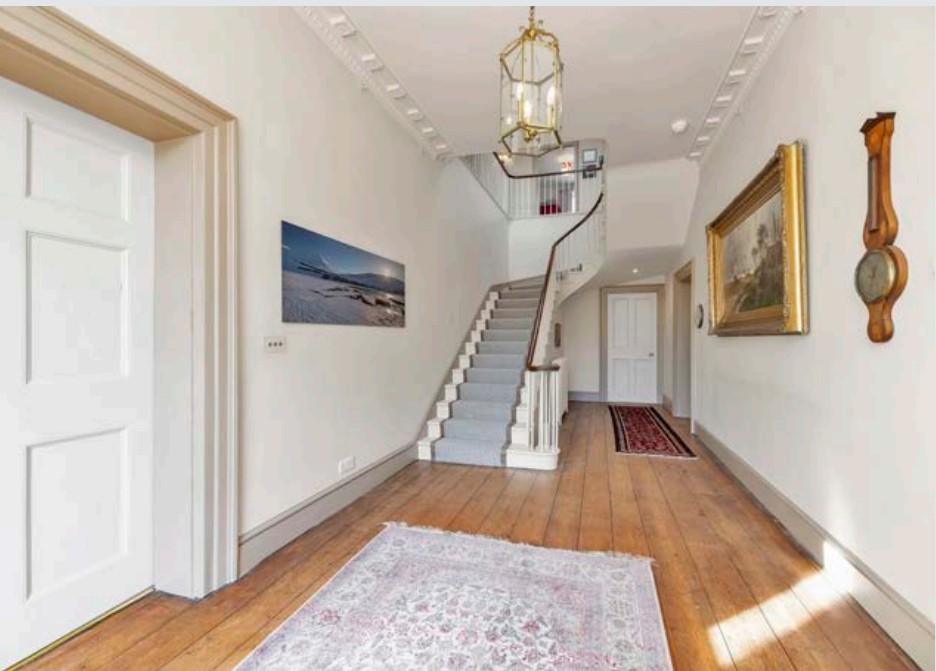
Situation

Heydonbury is located in the picturesque village of Heydon, in an elevated setting with far-reaching countryside views towards Cambridge. Heydon is known for its tranquil setting and scenic landscapes yet is easily accessible from nearby Cambridge as well as London.

Heydon is surrounded by undulating agricultural land. There is a village pub and church with a village shop, primary school, GP surgery and church in the neighbouring village of Barley, around 2.5 miles away. Local shopping can be found around 6 miles away at Royston, whilst more comprehensive facilities are available in Cambridge just 13 miles distant. Fast and frequent trains leave Royston station reaching London St Pancras in around 39 minutes along with the A1M, A10 and M11 giving easy road connections to London. Stansted Airport is about 17.5 miles away.

Schooling is available in Cambridge at Kings's & St John's College schools, St Faith's, The Pelican and Perse Prep, The Leys, The Perse Co-Ed, The Stephen Perse Foundation schools, St Marys and Hills Road Sixth Form College.

There are numerous golf courses in the area including Royston, Barkway Park, The Gog Magog and Cambridge Country Club. Also, the nearby Wimpole Estate, a National Trust property, is 6 miles away, offering expansive parklands and historic architecture.



The Property

Heydonbury is an elegant Grade II listed property, steeped in history and charm, with the main house dating back to around 1823, with an 1840s extension. In 2014 a further sympathetic extension was added to create an indoor swimming pool and extensive lower ground floor accommodation. There was an extensive internal renovation in 2015. The house combines traditional features with modern comforts and offers a truly exceptional living experience.

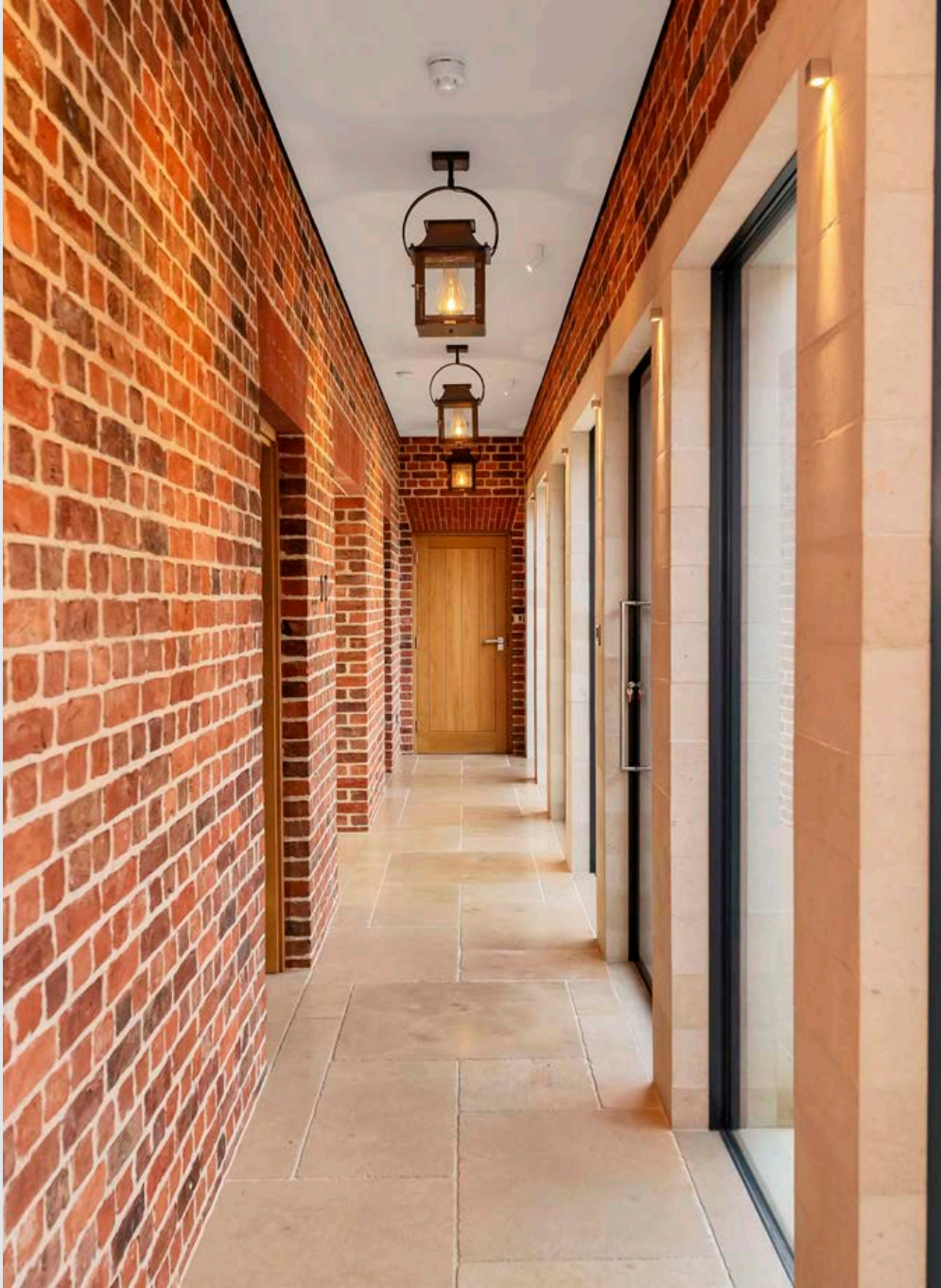
The traditional main entrance leads to the north hall, where original cornicing adorns the ceiling, setting the tone for the period details throughout the house. The study features a working wood-burning stove and Georgian sash windows that provide picturesque views over the grounds to the lake.

The drawing room benefits from south-facing windows, complete with shutters, a working fireplace, and bespoke joinery, offering superb proportions in a light-filled room. The boot room is fitted with bespoke joinery and plenty of storage space.

The sitting room provides an ideal alternative relaxing space for use as a second drawing room, featuring another wood-burning stove. The library which could also be used as a guest bedroom offers a hidden door leading into a cleverly concealed shower room, perfect for privacy and convenience.

The open-plan orangery and kitchen is equipped with an AGA, large central island, induction hobs, two Miele dishwashers, coffee machine, and microwave oven. A wood-burning stove creates a cosy ambience, making this an ideal space for both family meals and entertaining.

Beyond the reception hall is the well-equipped laundry room with a door to the outside terrace.



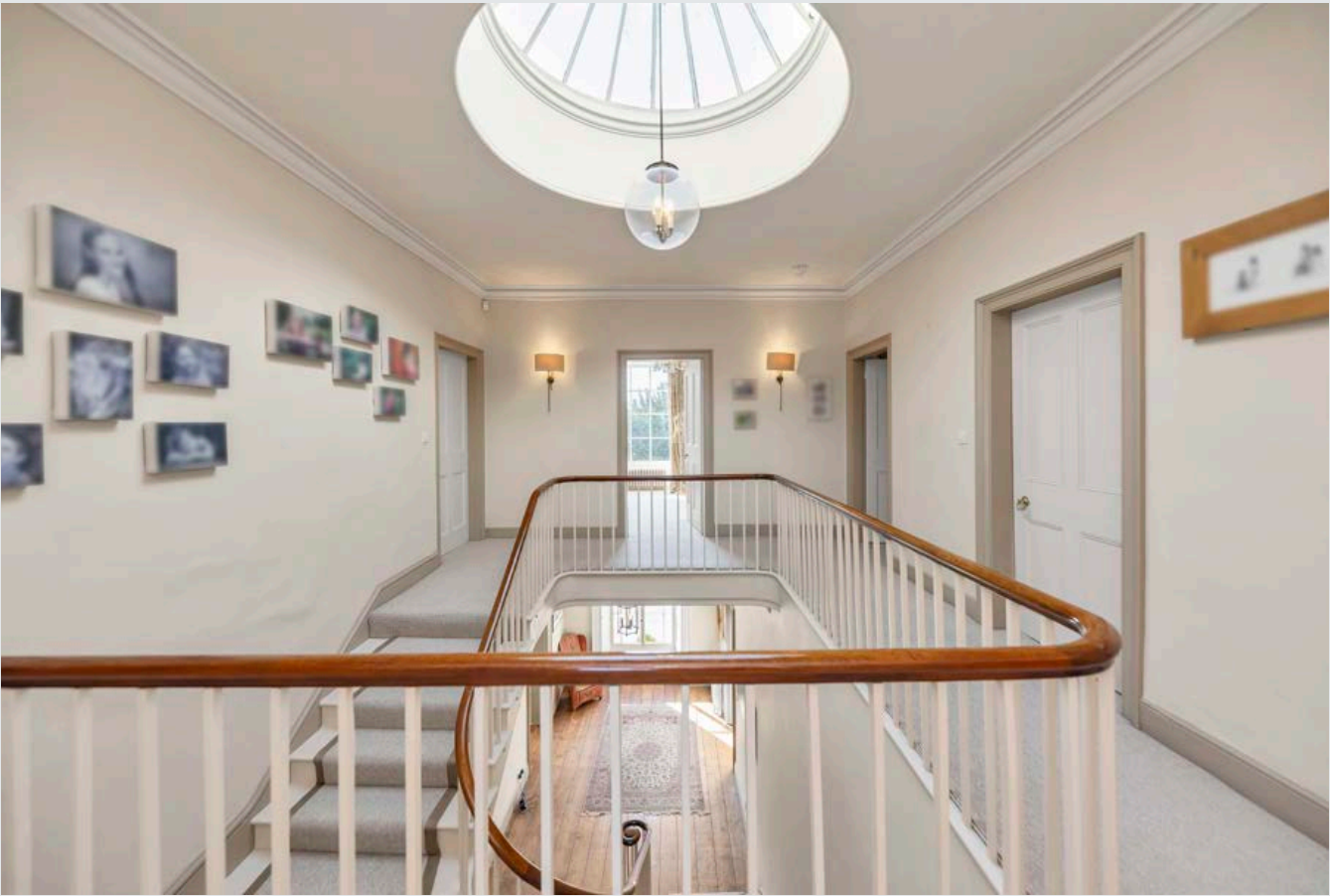




The state of the art 12.5 metre indoor swimming pool is within a pool house with de-humidifying air handler and is complemented by a changing room with a WC and shower.

The basement provides a games room, a gym, a cinema room and a systems room housing the projector, CCTV, Control4 system, and fibre broadband. The cinema room is soundproofed and features a commercial-grade system. The entire basement is air-conditioned, with hidden doors leading to extra storage around the pool area.

The separate cellar provides plenty of wine storage along with the meters and water system.



The principal bedroom suite offers a large dressing room with fitted cupboards, large windows overlooking the gardens, a fireplace, and a bathroom with a bath and shower. There are a further six guest bedrooms, with two family bathrooms. The attic space is boarded out, providing plenty of storage and access to the roof.





Outbuildings

There is a four-bay garage (suitable for large cars) with a loft above for additional storage space. Within the grounds there is also a workshop/machinery store with two lean-to log stores/sheds on either side. The property also benefits from generator backup and a diesel tank located next to the garage, which also includes two electric car charging points.

Gardens

Heydonbury is surrounded by stunning gardens, including an original moat, now transformed into a serene lake. There is a paved terrace which surrounds the house, with seating areas ideal for outdoor dining and entertaining. The gardens are predominantly lawned to the front and at the rear they lead down to the fishponds and woodland.

The paddock at the bottom of the grounds is full of orchids and surrounded by a diverse mix of mature deciduous trees, with an area of woodland with a firepit seating area.



FLOORPLANS

Approximate Gross Internal Floor Area
Main House: 1,100 sq m / 11,840 sq ft
Garage: 187 sq m / 2,012 sq ft
Outbuilding: 64 sq m / 688 sq ft
Total Area: 1,351 sq m / 14,540 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

FLOORPLANS



Property Information

Services:
Mains electricity, mains water, mains drainage,
oil fired central heating and generator.

Tenure:
Freehold.

Local Authority:
South Cambridgeshire.
Tel: 01954 713 000

Council Tax:
Band H

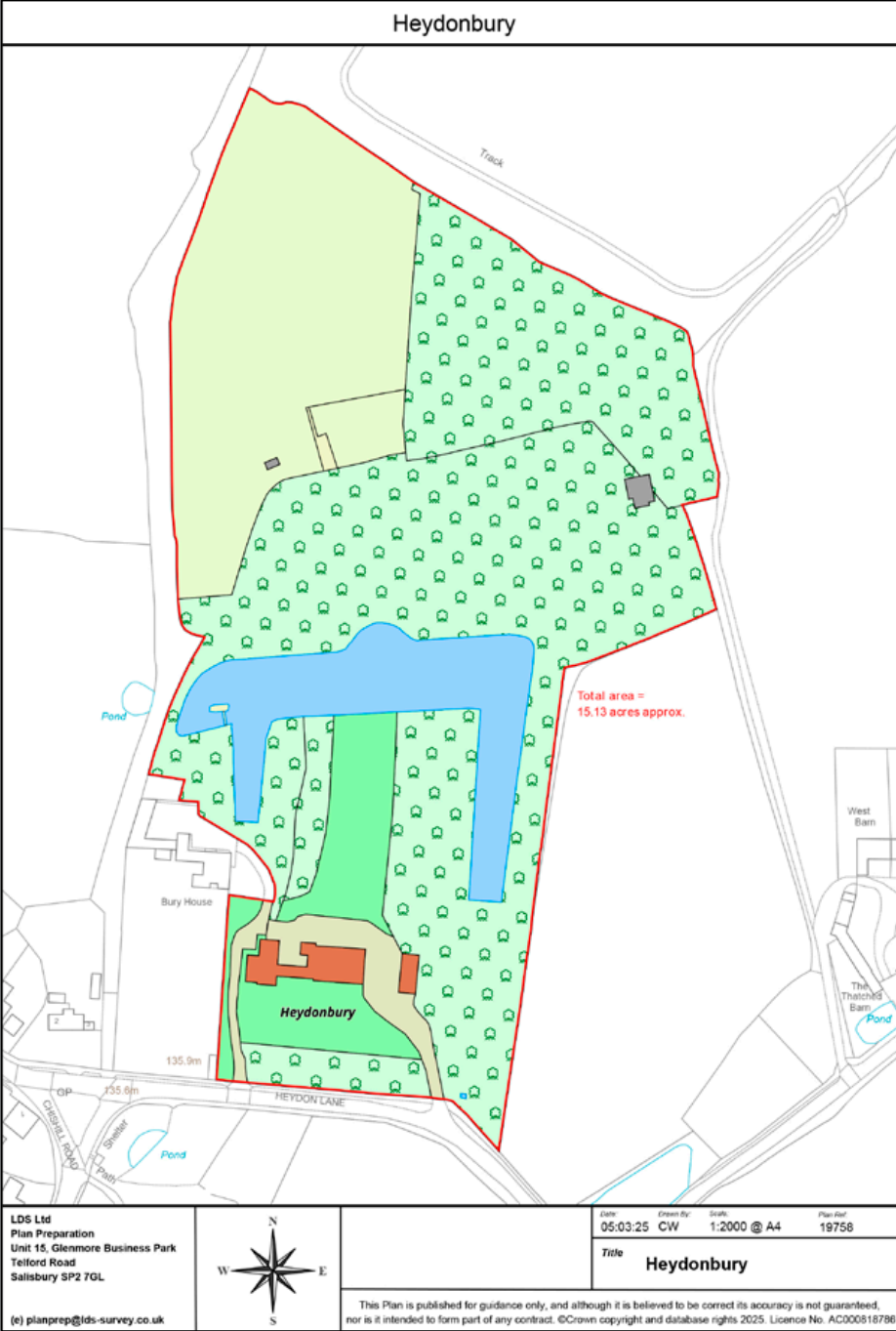
EPC:
Band D

Rights of Way:
There are no public rights of way on the land. A right of way
for access to the neighbouring property exists over the
rear driveway – further information can be obtained from
the vendor's agents.

Postcode:
SG8 8QB

what3words:
///exclusive.launched.outright

Viewings:
All viewings strictly by appointment only through the
vendor's sole selling agents, Knight Frank LLP.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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