



1 Primes Corner, Histon, CB24 9AG

Guide price £1,450,000





1 Primes Corner, Histon

- Large detached family home
- Extensive gardens and paddock
- Home office
- Excellent village setting

A modern, barn-style house, extended and refurbished to provide 2744 sq. ft of family accommodation, and a home office, all set in a discreet position with extensive gardens and a small paddock.

This attractive family home was built in 2007 and recently extended and refurbished. The accommodation includes a wide reception hallway with a galleried landing above, the kitchen/family room is most impressive and particularly well-appointed. It has a part vaulted ceiling with roof lights, a triple aspect and three sets of French doors leading to the gardens. The kitchen area has recently been refitted with Rational units, Meile and Gaggenau appliances, quartz worktops, and a large island. Off the kitchen is a good-sized utility room with a large pantry, a door to the garden and the garage. The living room has windows on two sides and a fireplace with a wood burner. There is a study and a cloakroom.

Upstairs, off the galleried landing, there are four good-sized bedrooms, and three have en-suite facilities. The main room has a vaulted ceiling and fully glazed gable overlooking the gardens and incorporating bi-fold doors leading to the covered balcony. There is a dressing room and luxury en-suite with a walk-in shower, twin basins and roof lights. There is also a large family bathroom.

Much of the ground floor has Amtico-style flooring and a centrally controlled audio system. Several of the rooms on the ground and the first floor have air conditioning, there is gas central heating and a solar system with batteries.



The house is approached via a shared gravel drive, a block-paved driveway provides parking and access to the double garage with electric doors. This is currently used as a home gym with air-conditioning, bi-fold doors to the rear and a cloakroom. There is a purpose-built, detached, office, fully equipped for home working and with air-conditioning and patio doors.

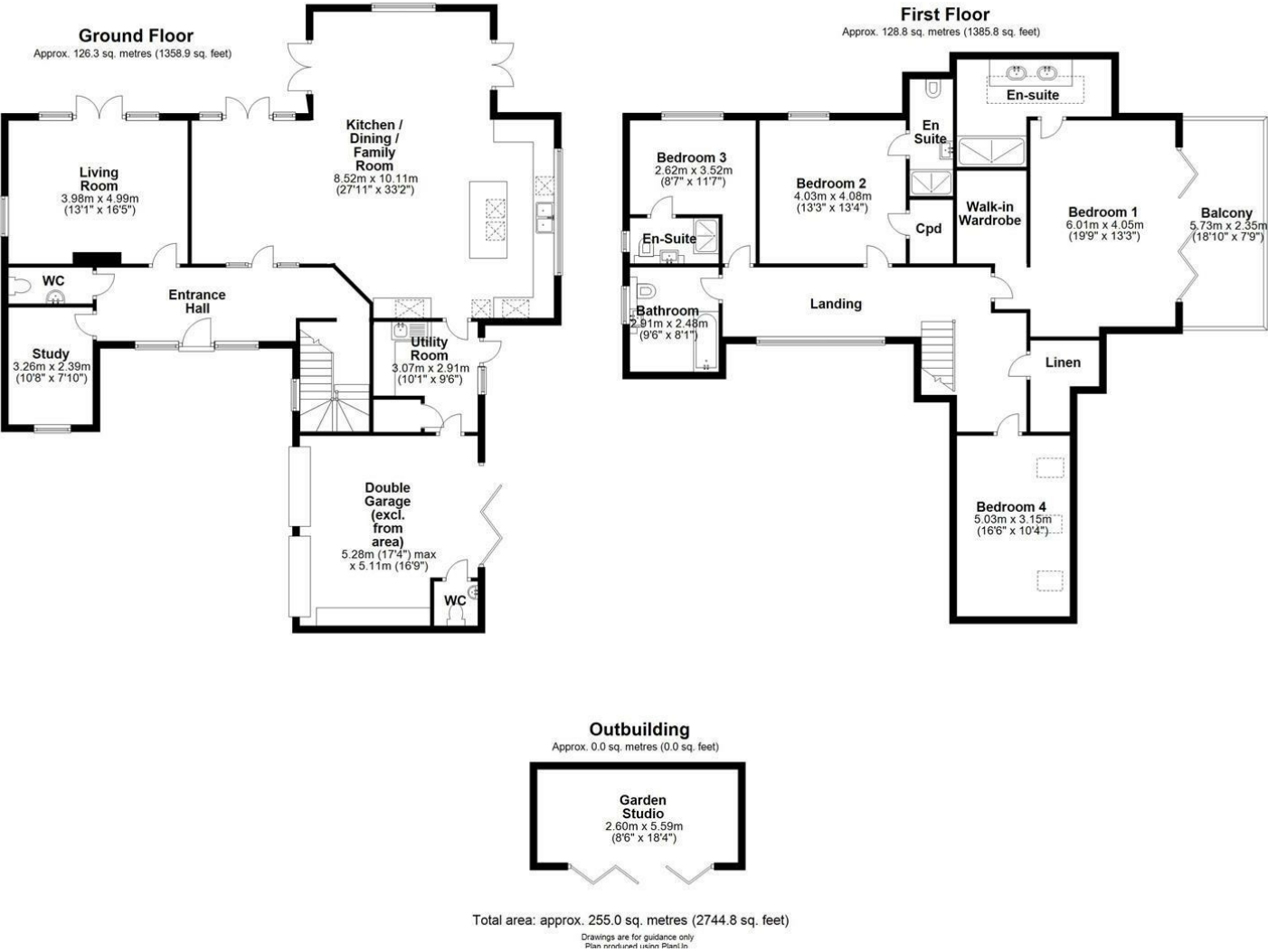
The rear gardens are extensive, there is a terrace, formal lawns and gardens as well as a decked area for a hot-tub. The gardens are fenced. Beyond the main garden is a paddock, which has independent access.

Histon is a thriving and popular village just north of the City. It is one of the most popular places to live on that side of town, because of the excellent facilities and local amenities, schooling and community. There really is everything you need close-by and access to the city and A14 is also really good. Sat Nav: CB24 9AG What3worsds: ///nails.mural.wisely





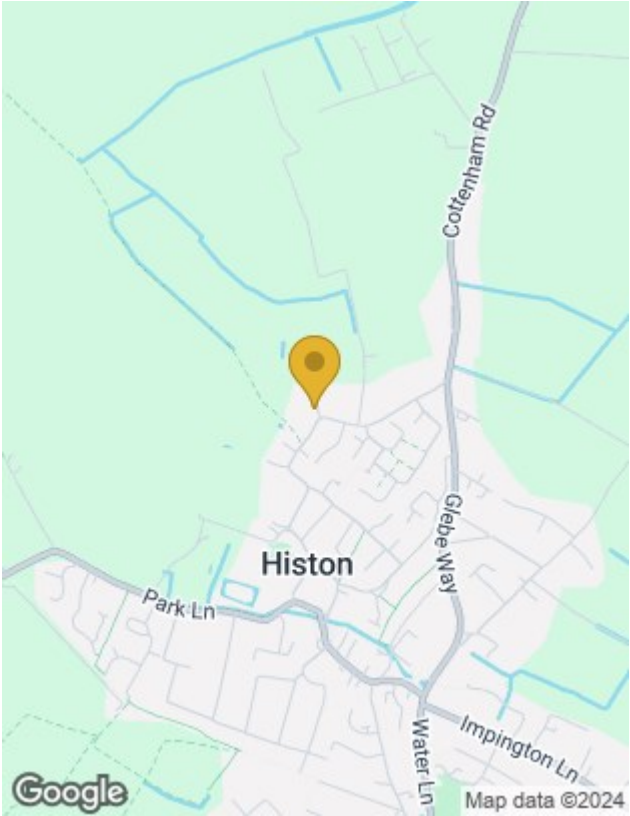
Floor Plans



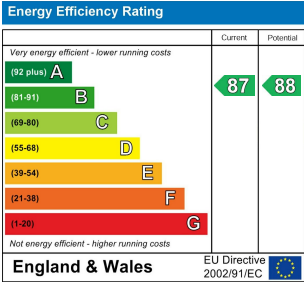
Tenure: Freehold
Council tax band: G

Agents note: We understand that the neighbour has a right of way through the rear paddock.

Location Map



Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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