



GRAY  
TOYNBEE



46 Impington Lane, Impington,  
Cambridge, CB24 9NJ

**Guide price £1,200,000**



## 46 Impington Lane

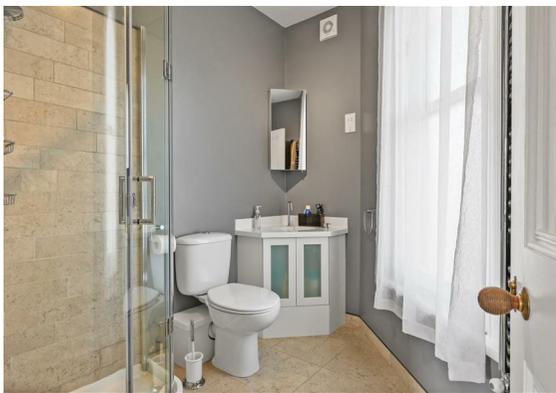
Impington, CB24 9NJ

- Striking Victorian detached house
- Excellent location close to IVC
- Large garden with home office
- Beautifully restored throughout

A carefully restored Victorian house of unquestioned style and beauty, offering bright, high-quality 4-bedroom family accommodation with a large garden, close to the very centre of Histon.

This represents a very rare opportunity to acquire one of the finest homes in the village, situated within walking distance of Impington Village College.

The house flows from a central hallway with elegant stained glass windows and an original door to the front and rear. The living room has a dual aspect and a circular bay window to the rear, and an open cast iron fireplace. The dining room also has a bay window, fireplace, and wood flooring. The kitchen/breakfast room is a particularly good size and opens to the garden via French doors. The kitchen area has been fitted with handmade solid Cherry wood cabinets and granite worktops, and a breakfast bar. There are a host of integrated appliances, including an induction hob, double oven, warming drawer, dishwasher, fridge, and





freezer. A useful utility room and cloakroom, and WC complete the ground floor.

An imposing staircase and central landing lead to all four good-sized bedrooms, three good doubles, and a large single. There is a family bathroom with a shower over the bath, and a separate shower room and WC, both are in excellent condition.

The current owners have painstakingly restored the house and ensured it retains many of its unique and original features, including plaster coving and ceiling roses, fireplaces, doors, and woodwork. In addition, the windows have been double-glazed in their original style, and central heating has been added.

Outside, at the front, there is extensive gravel parking. Timber gates lead to the side and rear, where additional parking and a garage are located. The garage building incorporates a good-sized home office, storage, and a sauna.

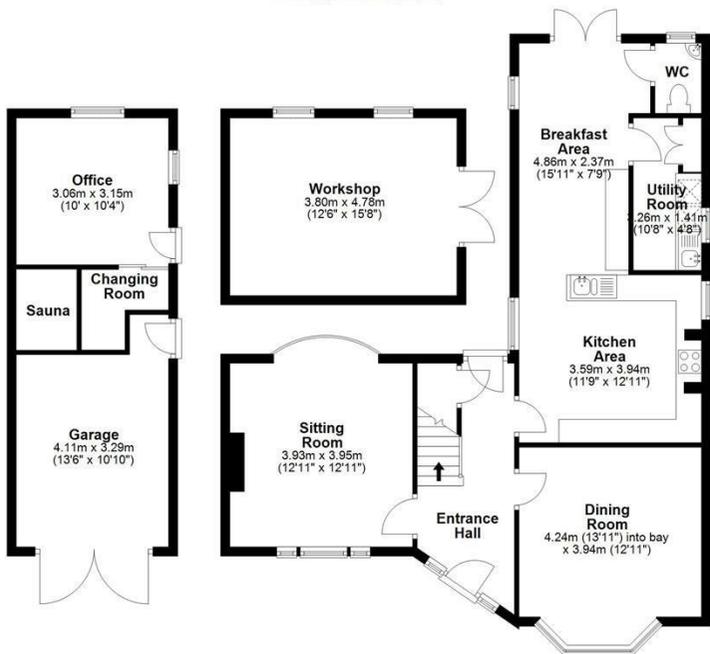
The large rear garden is perfect for a family, featuring an extensive lawn, a vegetable garden, a large workshop and shed, and the whole area is enclosed. A decked area with an ornamental pond adjoins the rear of the house, and the garden enjoys a southerly orientation.

What3words: ///pool.glee.achieving



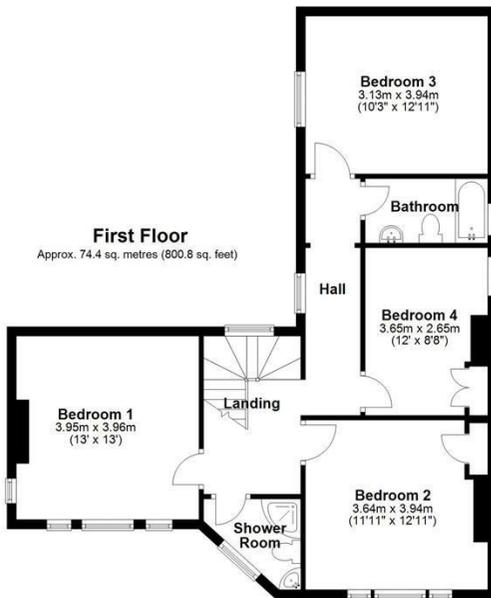
## Ground Floor

Main area: approx. 75.2 sq. metres (809.3 sq. feet)  
 Plus garages, approx. 14.3 sq. metres (153.4 sq. feet)  
 Plus annex, approx. 14.8 sq. metres (159.7 sq. feet)  
 Plus workshop, approx. 18.2 sq. metres (195.5 sq. feet)



## First Floor

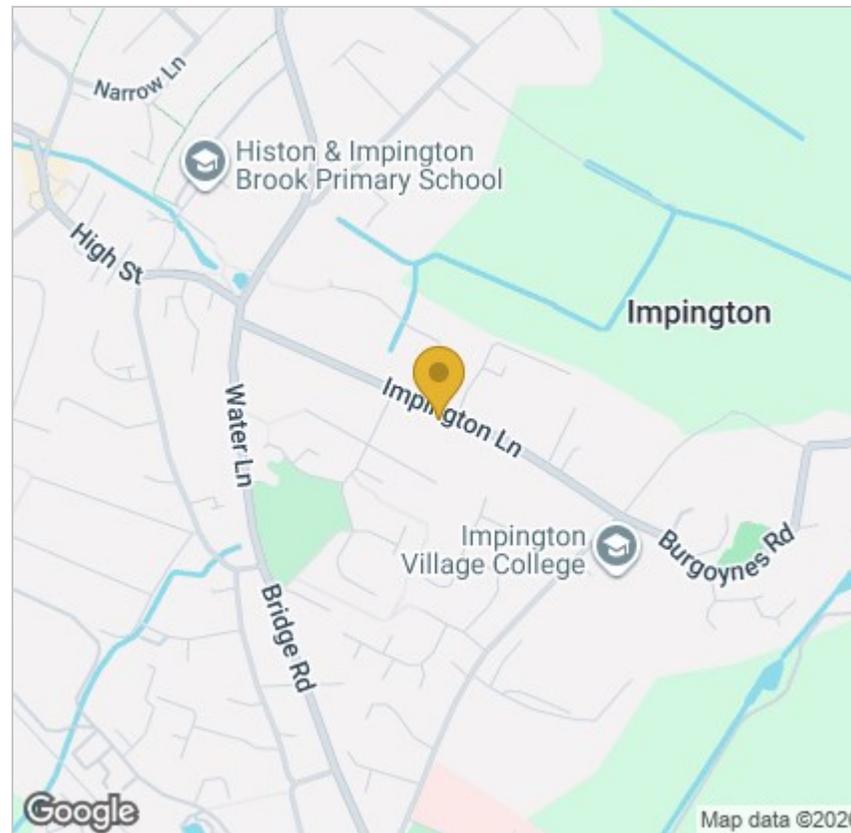
Approx. 74.4 sq. metres (800.8 sq. feet)



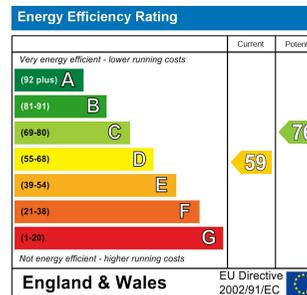
Main area: Approx. 149.6 sq. metres (1610.1 sq. feet)

Plus garages, approx. 14.3 sq. metres (153.4 sq. feet)  
 Plus annex, approx. 14.8 sq. metres (159.7 sq. feet)  
 Plus workshop, approx. 18.2 sq. metres (195.5 sq. feet)

Drawings are for guidance only  
 Plan produced using PlanUp.



## Energy Efficiency Graph



Tenure: Freehold  
 Council tax band:

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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