



EH

EXQUISITE
HOME



PERIOD HOUSE IN A PRETTY VILLAGE

The thriving village of Comberton is five miles from bustling Cambridge. Set in beautiful unspoilt countryside, it is well served with a pub, primary school, secondary school and sixth form college, dental surgery, Post Office, Co-op, doctor's surgery, Grade I listed parish church and a village hall. The M11 runs nearby and regular fast trains depart for London, making this the perfect location for commuters and families alike.

On the outskirts of the village, opposite the church and with delightful panoramic views is this charming Grade II listed thatched family home, built in the late eighteenth century and originally two farm cottages. It stands on a generous plot of 1.25 acres and has the most wonderful garden. The present owners bought it forty seven years ago, attracted by the location and the huge potential of the house. Since moving in, they have extended the kitchen, added two bedrooms and built the conservatory, as well as lavishing care and attention on the garden and planting up mixed woodland.

PERIOD FEATURES

The house retains its many period features but has large, light rooms and a wonderful flow, uniting the past and the present. There is more than enough room for several cars to park and the block paved front path leads up to the front door facing the pretty front lawn. It leads into the inviting hallway with its wooden floor, shower room and separate loo leading off. The cosy dual aspect sitting room has exposed oak beams, a brick inglenook fireplace with niches, attractive decorative tiles and a log burner. This is the perfect family room with plenty of space. Next door, the dining room also has a fireplace of painted brick with a log burner and exposed beams. It has hosted many happy family Christmases, New Year celebrations and parties over the years. To the rear of the house is a useful lean to, ideal for overwintering plants or storing bulky garden equipment.

The kitchen/breakfast room is a lovely country style space with quarry tiles on the floor, an oil-fired Aga, peninsula with ceramic sink with American walnut worktop and more than enough room for a table and chairs. Everyday family meals and kitchen suppers are perfect for this room which is illuminated by natural light streaming through the large windows. The owners have extended their house over the years and the ground floor benefits from a number of rooms with flexible use, ideal for any family configuration. There is a useful boot room close to the garden, as well as a dual aspect TV room currently being used as an accessible bedroom. The handsome conservatory completes the ground floor accommodation, warm in spring and autumn and a lovely place to soak up the sun in the summer.

SPACIOUS AND CHARACTERFUL FIRST FLOOR

The staircase rises to the first floor landing with its painted exposed chimney breast and exposed beams. Both the principal and the second bedroom are good sized and in the eaves, giving an air of period charm. Three further bedrooms, one dual aspect, come off the landing giving an extremely versatile range of accommodation on this floor. It would be perfectly possible to use one of the smaller bedrooms as a home office, nursery, playroom or hobby room if desired. There is a smart three piece shower room leading off the landing.

DELIGHTFUL GROUNDS

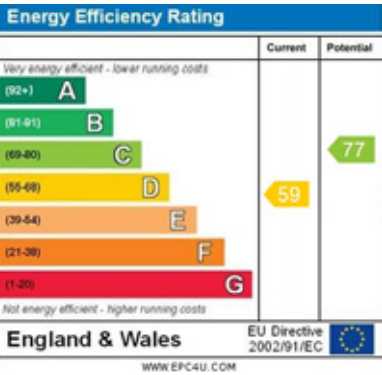
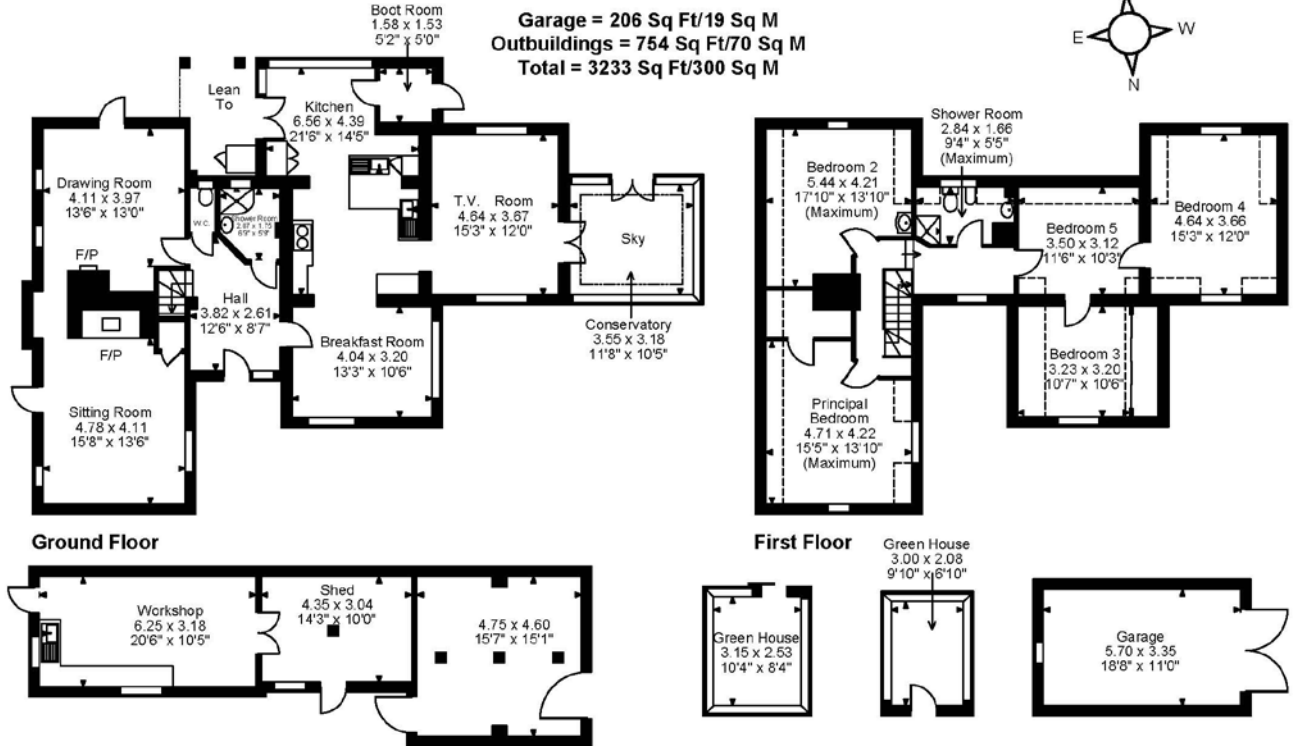
Over the forty seven years the present owners have lived in their beautiful home, they have invested in the grounds and it shows. The lawn wraps around the house and there is a paved seating area to the rear. The orchard has apple, pear, plums, greengage and fig trees, there are raised beds and a fruit cage with mature and fruitful raspberry canes, two greenhouses, a woodland area of mixed native trees including oak, ash and field maple, and plenty of space for children's play equipment. The garden also benefits from an above-ground swimming pool which is four feet deep, and solar panels. The garage is in black larch lap with a pitched roof. There is a generous brick built workshop/shed and storage space outside as well. The beautiful fields around the house add very greatly to its rural charm and the sense of peace and quiet. This is the perfect place for a family as the village has its own primary, secondary and sixth form provision, and there are two further primary schools nearby.





Approximate Gross Internal Area
Main House = 2273 Sq Ft/211 Sq M

Garage = 206 Sq Ft/19 Sq M
Outbuildings = 754 Sq Ft/70 Sq M
Total = 3233 Sq Ft/300 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
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