

WYCHWOOD

49 LONDON ROAD • HARSTON • CAMBRIDGE



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49 LONDON ROAD, HARSTON, CAMBRIDGE CB22 7QJ

*DELIGHTFUL 5,000 SQ FT 6 BEDROOM
DETACHED VILLAGE HOUSE IN TUCKED AWAY
LOCATION WITH PRIVATE GARDENS, OUTDOOR
POOL AND 600 SQ FT TRIPLE GARAGE*

Reception hall • Drawing room • Family room • Dining room • Kitchen/breakfast room • Cloaks
Utility room • Cloaks/shower room • Studio

Master bedroom with en suite bathroom • Guest suite with shower room
4 further bedrooms • 2 further bath/shower rooms

Triple garage • Delightful rear garden • Outdoor swimming pool • Summer house

In all 0.5 of an acre



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Your attention is drawn to the Important Notice on the last page of the text



SITUATION

- Convenient and well-served Cambridgeshire village with a range of shops for everyday needs including a post office/ general store. Waitrose supermarket at nearby Trumpington (2.4 miles).
- Comprehensive shopping, recreational, cultural and leisure facilities in Cambridge itself (4.6 miles) including the Grand Arcade shopping mall and the 800 year old market square.
- M11 access (Junction 11) leading south to Stansted Airport, the M25 and London and north to the A14 - which in turn connects with the A1, M1 and M6.
- Train services from Foxton station (2.3 miles) to Cambridge and London's Kings Cross.
- Fast, direct services are available from Royston from 37 minutes (8.8 miles) and Cambridge station (4.7 miles) to both Kings Cross and Liverpool Street stations taking from approximately 45 and 57 minutes respectively.
- Whittlesford Parkway station (5.3 miles) is on the London Liverpool Street line.
- The nearest Park & Ride facility is at Trumpington (2.1 miles).
- Local village school and secondary schools at both Melbourn and Sawston (Village Colleges). Independent schools for all age groups in Cambridge.
- Cambridge is at the heart of the biggest cluster of technology companies in the UK. The science parks on the northern and eastern sides of the city have been joined by world class research institutes such as the Wellcome Trust's Genome campus, The Babraham Institute and the new Biomedical campus which is being established alongside Addenbrooke's, the Cambridge University hospital on the southern fringe (4.4 miles distance). Microsoft Research and Astra Zeneca are headquartered in Cambridge and Google have relocated here.

DESCRIPTION

Wychwood is a really spacious and desirable family home which has been sympathetically built in an individual Georgian style. Of brick elevations beneath a slate roof, it was constructed in 2005 by Houghton Homes with a symmetrical central façade at the front having a pillared portico and dormer windows within the roof serving the upper floor. There is an equally pleasing symmetrical rear elevation with six pairs of elegant French doors and a projecting gable with central Juliette balcony, French doors and arched fanlight to the first floor.





There are many attractive features mirroring the period including sash windows, high ceilings, turning stairs to a galleried landing, panelled doors, cornicing and skirting.

Spanning three floors, the scale and quality of this impressive house is apparent as soon you walk in through the front door. The reception hall has travertine stone flooring and three sets of double doors lead to the principal reception rooms. To the left is the triple aspect drawing room – a large room with a central open fireplace having a Portland stone surround and mantle and two sets of French doors to the rear. The dining room is to the right with travertine flooring and considerable shelving flanking the double doors. Straight ahead is the family room which adjoins the breakfast room – both of which have two sets of French doors to the gardens - and beyond is the kitchen fitted with Mark Wilkinson Furniture handmade painted base units, cupboards and drawers with walnut “bun” handles, a curved walnut breakfast bar, central island and granite worktops. The three oven Aga (plus companion), it’s surround and raised mantle provide the focal point here with a tiled splashback. There is a double bowl butler sink with mixer taps overlooking the garden and fitted appliances include an American style fridge/freezer and dishwasher. Beyond is a very useful utility/boot room with back door, shower room and two large storage cupboards. This in turn leads to the staircase lobby to the studio – a versatile space over the integral triple garage which could be used as a studio/work-from-home office/teenager’s den or a potential annexe facility.

On the first floor the master suite overlooks the rear garden with French doors to a Juliette balcony and has a dressing area and bathroom (with separate shower), there is a guest suite with shower room together with two further bedrooms and a shower room. In addition there is a fifth and sixth bedroom on the second floor with a bath/shower room, store and linen cupboard.

The gardens and grounds are delightful. The pillared entrance with electric gates leads to a sweeping gravel drive and the triple garage. Box hedging edge the flower beds either side of the front door and extend to the left hand side. To the rear, there is a shaped terrace (repeating the semi-circular pattern of the fanlight) and beyond are the lawns, well stocked borders, mature shrubs and trees. Hidden from view is the outdoor swimming pool with low brick retaining wall, paved surrounds and a Roman shaped far end. In the far corner is a Summer House.

The whole extends to approximately 0.5 acres.





SERVICES

All mains services are connected. Twin gas fired boilers.

LOCAL AUTHORITY

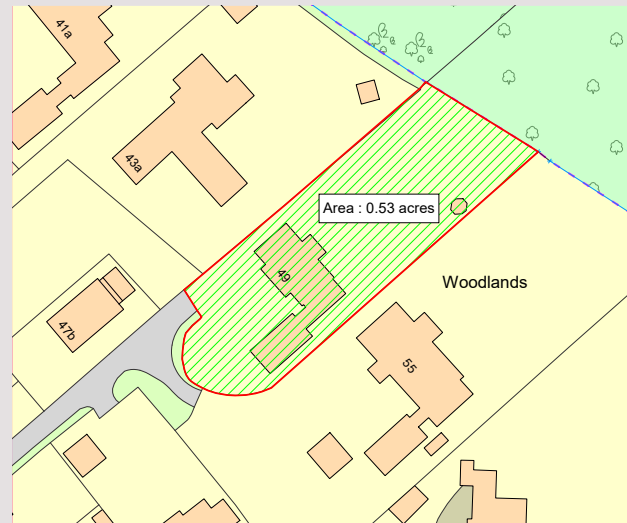
South Cambridgeshire District Council

OUTGOINGS

Council Tax – Band H. £3,463.36 payable 2018/2019.

DIRECTIONS

From Cambridge take the Trumpington Road south and cross Junction 11 of the M11. Proceed on the A10 towards Harston and take the left turn signposted Newton (London Road) and continue along here for around 300m. The entrance to the property is on the left hand side, clearly marked with the house name and number.



WYCHWOOD

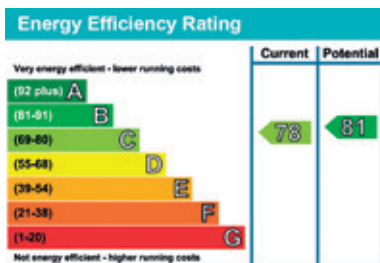
Approximate Gross Internal Area:

468.1 sq m / 5038 sq ft

Garage = 56.2 sq m / 604 sq ft

Total = 524.3 sq m / 5642 sq ft

For identification only. Not to scale.



IMPORTANT NOTICE:

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