



BEAUTIFULLY PRESENTED 3,280 SQ FT FAMILY HOME WITH SUBSTANTIAL GARDENS

FARMFIELD, HUNTINGDON ROAD,
GIRTON, CAMBRIDGE CB3 0LH

Freehold





A BEAUTIFULLY PRESENTED 3,280 SQ FT (305 SQ M) FAMILY HOME WITH SUBSTANTIAL GARDENS

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- ◆ EPC rating = E

Situation

- Situated opposite Girton College, 1.75m north of Cambridge city centre.

- Comprehensive shopping facilities in Cambridge city along with everyday shopping facilities within Girton and a Sainsbury supermarket at nearby Eddington.

- Schools for all age groups in both state and independent in Cambridge along with state primary Schooling in Girton and Eddington.

- Well placed for A14 which leads north and west to A1, M1 and M16 respectively and M11 (junction 12) south to Stansted Airport, London and M25.

- Extensive cultural and recreational amenities in Cambridge along with a popular golf club in Girton.

- Regular bus service into Cambridge along with cycle route right into the city centre to and from Girton College.

Description

Farmfield is a well presented detached property, constructed during the late 1920's in the 'Arts & Crafts' style of dark brick elevations with painted Crittal windows beneath a tiled roof.

The property, which has a symmetrical façade, extends to 3,280 sq ft (305 sq m) with excellent well planned family accommodation laid out over 3 floors.

A white panelled front door opens into a lobby and reception hallway with stripped pine floorboards. To the right there is a large kitchen/breakfast room with green Shaker style kitchen cabinetry, wood block working surfaces, double ceramic bowl sink and integrated Siemens double ovens and 5 burner gas hob. The tiled floor extends into the dual aspect dining area including glazed double doors to the gardens. There are 2 further large reception rooms, both also have a pair of glazed double doors, the drawing room also has a wide bay window and original tiled fireplace along with oak floors. All the



three principal rooms face south west over the garden ensuring the house attracts a great deal of natural light. Beyond the kitchen is a wonderful glazed garden room, again with oak floors.

An attractive oak staircase with 'twisted' oak spindles leads to a wide hallway, almost as wide as the property which is glazed to the front and has oak flooring. There are 6 bedrooms including 3 very large doubles, the master suite is dual aspect and has extensive fitted wardrobes and en suite bathroom comprising twin basins with recessed mirrored wall, bath and separate shower cubicle and tiled with buff marble. The large double on the second floor has two wide Velux skylights, stripped wooden floors and an oversized en suite bathroom with large shower cubicle which could make for an excellent guest suite or 'teenager's den'. There are long reaching views from the back of the property overlooking the extensive gardens and beyond.

The property retains many fine features of the Arts & Crafts movement including Crittal windows, open fireplace and picture rails along with beautiful internal panelled doors. There is a gas fired central heating system and the property can be seen in greater detail on the attached floorplans.

Farmfield is set well back from Huntingdon Road and accessed via a gently sloping pea shingle driveway providing parking and turning for a number of cars and leads to a wide double garage. There are grassed areas either side of the driveway along with some superb tall mature trees including fir and holly along with blossoming shrubs.

The rear garden is fully enclosed. There is a deep and wide paved terrace with a large formal lawn with oval feature pond beyond. To the right boundary is a winding pea shingle pathway which leads to a seating and planting area, from here, via a garden arch is another deep lawn which has a number of specimen trees including a beautiful cedar tree with wide canopy, and a cluster of young silver birch. Beyond is the University North West development which will comprise cycle and pedestrian paths, University key worker and post graduate housing, further shops at Eddington, new homes and a GP surgery.

Tenure:
Freehold

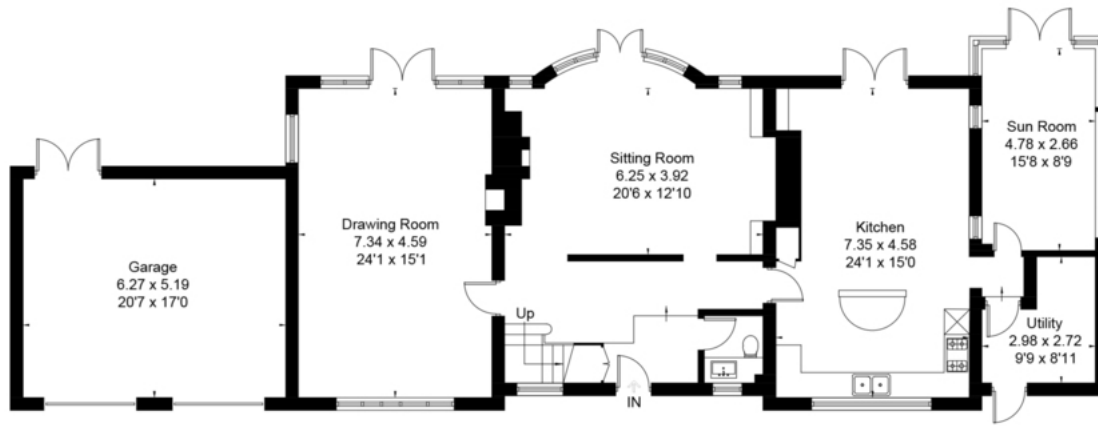
Local Authority:
Cambridge City Council: Council Tax Band G

Viewing:
Strictly by appointment with Savills

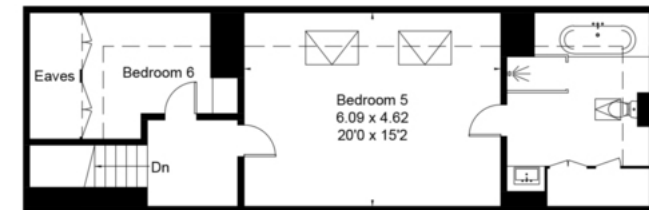




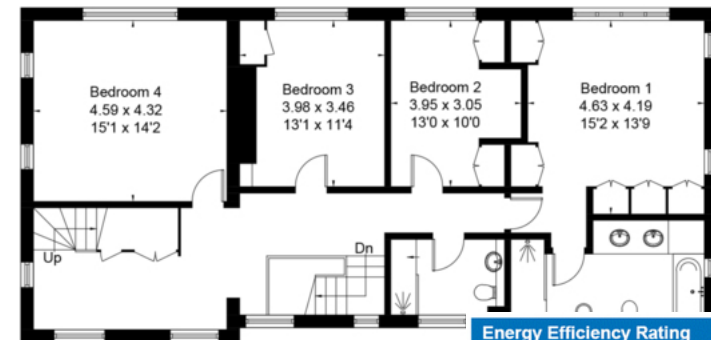
Approximate IPMS2 Floor Area = 304.7 sq m / 3280 sq ft
 Garage = 32.7 sq m / 352 sq ft
 Limited Use Area = 23.5 sq m / 253 sq ft
Total = 360.9 sq m / 3885 sq ft
 For identification only. Not to scale.
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Ground Floor



Second Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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