



## Beautifully presented detached family home

27 Church Street, Harston, Cambridge, CB22 7NP

Freehold





Light and spacious contemporary accommodation •  
Superb open plan kitchen/dining/sitting room • Ground  
floor bedroom with en suite • Detached double garage  
• Gated drive

#### Local information

- 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 are relocating here.

#### About this property

27 Church Street is a lovely family home. Built in 2013 on the site of a former bungalow and owned from new, the individual property has been well-designed and provides very comfortable, contemporary style accommodation over two floors. Of rendered elevations beneath a tiled roof, the house is fitted and equipped to a high standard with hardwood double glazed windows (some of which have been fitted with shutters) two en suites (one ground floor) and a family bathroom and an impressive fitted kitchen. There is limed wood effect flooring to much of the ground floor with tiled flooring (with underfloor heating) in the kitchen and dining areas.



The welcoming accommodation flows from the entrance hall with its turning stairs. The study is to the right overlooking the front of the property with extensive fitted shelves and display units, cupboards and drawers, work surfaces and desk space. Beside this is the guest suite (or second sitting room) with part glazed French doors to the rear and an en suite wet room.

The main living accommodation, to the left of the hall comprises a really spacious L-shaped room comprising sitting/dining and kitchen areas - the double aspect sitting area at the front has a fireplace (not used at present) with shelving beside; the dining area - also double aspect- with bi-folds to the rear and tiled flooring leading into the kitchen area. Here there are a range of matte grey painted units with soft-close cupboards and drawers and Corian worktops incorporating the sink and drainer with mixer taps. There is a useful breakfast bar with an attractive curved worktop and floor unit at the far end. A range of fitted appliances include two Siemens ovens, fridge/freezer, dishwasher and an induction hob with extractor. This area also directly connects with the bi-fold doors and the decking - providing an outside "extension" to this lovely space.

A large cloakroom/utility with plumbing for a washing machine, boiler cupboard and further storage completes the ground floor accommodation.

On the first floor, there are three double bedrooms, the impressive vaulted master suite is fitted with a wall of wardrobes with spotlighting above and a

spacious en suite bathroom - also vaulted and fitted with twin wash basins, a large (lit) mirror, a shower with drench and hand held shower and a couple of lit recesses. The second double aspect bedroom has a useful study or dressing area to the rear and both this and the third bedroom have fitted wardrobes and dormer windows with a semi-circular "step" to the front. The family bathroom has an oval wash basin, bath with shower fitting and a number of lit recesses (one mirrored).

#### Outside

The gated property has a drive leading to the detached garage with remote controlled door. External steps lead to a large store room above with potential (subject to planning permission) for a studio/games room. The gardens are predominantly to the rear and mainly lawned with hedged and fenced boundaries with decking and an Indian sandstone terrace with plenty of space for sitting and dining.

#### Agent's Note:

The property enjoys a right of way over the neighbour's drive from Church Street.

#### Tenure

Freehold

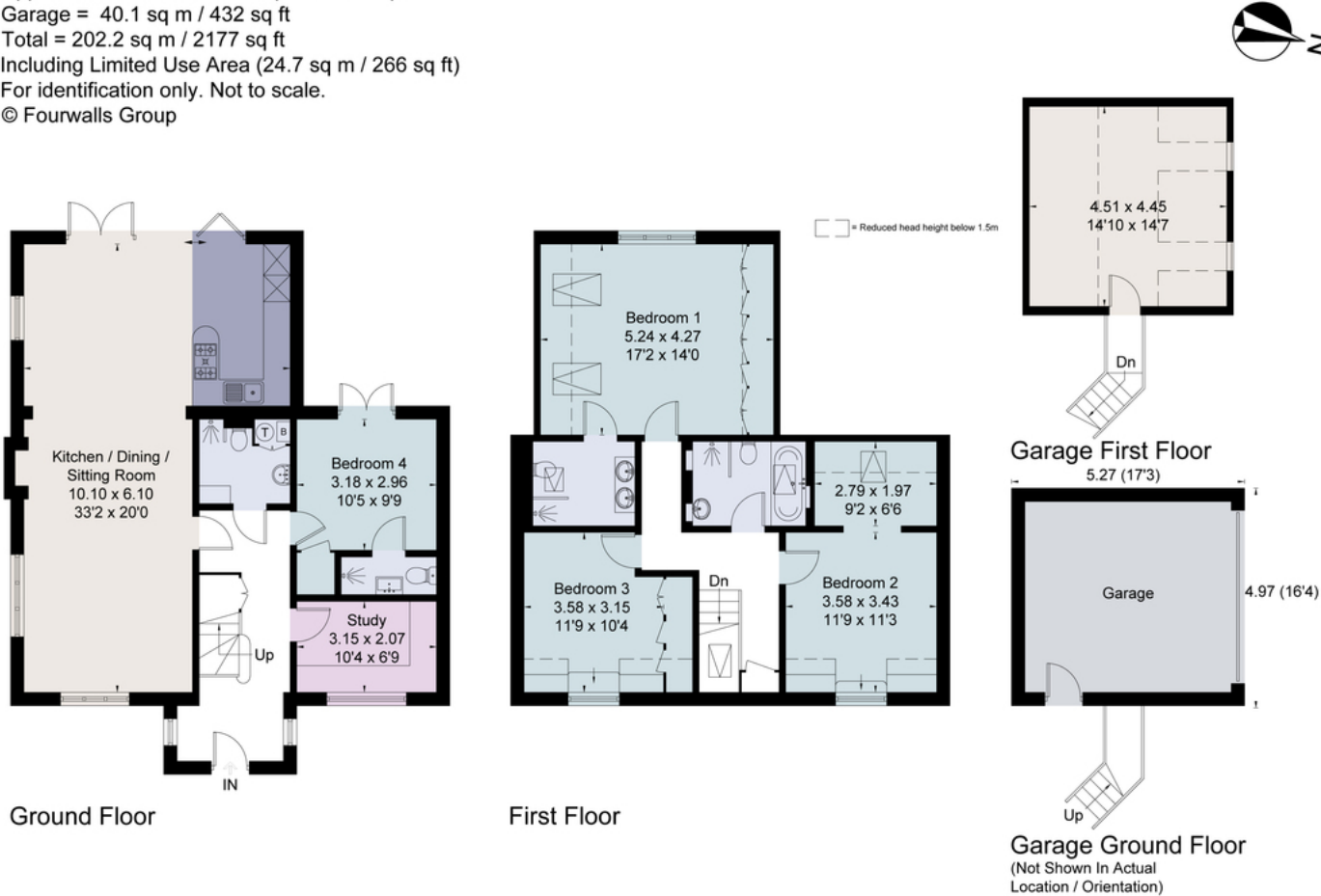
#### Viewing

Strictly by appointment with Savills

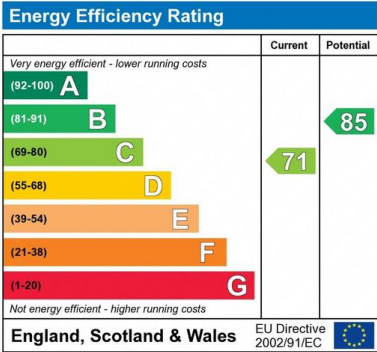




Approximate Area = 162.1 sq m / 1745 sq ft  
Garage = 40.1 sq m / 432 sq ft  
Total = 202.2 sq m / 2177 sq ft  
Including Limited Use Area (24.7 sq m / 266 sq ft)  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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