



Beautifully renovated period house

8 Bell Hill, Histon, Cambridge CB24 9JQ

Freehold





Sought-after necklace village • Re-fitted Harvey Jones kitchen with electric Aga • Four bedrooms • Re-fitted shower and bathroom • Single garage and parking

Local information

- Bell Hill is situated close to the centre of Histon and is currently one way from the Church Street junction to the north, near the church in an historic part of the village. Histon is a popular “necklace village” right on the northern fringe of Cambridge with ready access to the A14 leading to the east coast ports, the M11, A1, M1 and the M6 to the west.

- There are an excellent range of facilities in both Histon and neighbouring Impington including a good range of shops, public houses and restaurants as well as GP surgery, dentist and pharmacy. Impington Village College is well regarded and feeds into Hills & Long Road Sixth form colleges in Cambridge.

- Cambridge Science Park is close at hand and the City Centre with its comprehensive shopping, schooling and recreational facilities is just 4 miles away.

- There is also a stop for the “guided bus” service in the village which serves the Science Park and Cambridge North Station which offers services into Cambridge and onwards to London Kings Cross & Liverpool Street.

About this property

8 Bell Hill is a delightful, detached period timber framed house with a pantiled modern extension to one side. Unusually

for a property of this type, it is not listed. The current owners acquired the house in 2018 and have carried out extensive works to the property including a complete re-thatch of the main roof.

The welcoming parquet floored hallway with recently installed book shelving to one wall leads in to the sitting room. This room features a wide Inglenook fireplace with Morso Squirrel wood burning stove, a beamed ceiling and freshly laid Norfolk Pammets to this room and the dining room beyond. An alcove in the sitting room has built-in cabinetry and French doors leading out into the garden.

From the dining room a door leads into the newly installed Harvey Jones shaker style kitchen with new ‘Total Control’ electric Aga, water softener, oak and granite working surfaces and integrated appliances. Beyond the kitchen is a fitted larder and beyond that a cloakroom with shelving. A utility room and further shower room completes the ground floor accommodation.

A modern staircase leads up to the first floor where there are four bedrooms and a refitted bathroom with oval freestanding bath, separate shower with glazed screen and wall tiling. A cupboard in the corner contains the new gas fired central heating boiler and additional storage/shelving.



The well presented and redecorated accommodation is shown in more detail in the attached floor plans.

There is driveway parking for a number of cars and a single integral garage with newly installed electric Hormann door with remote control and keypad access.

Tenure

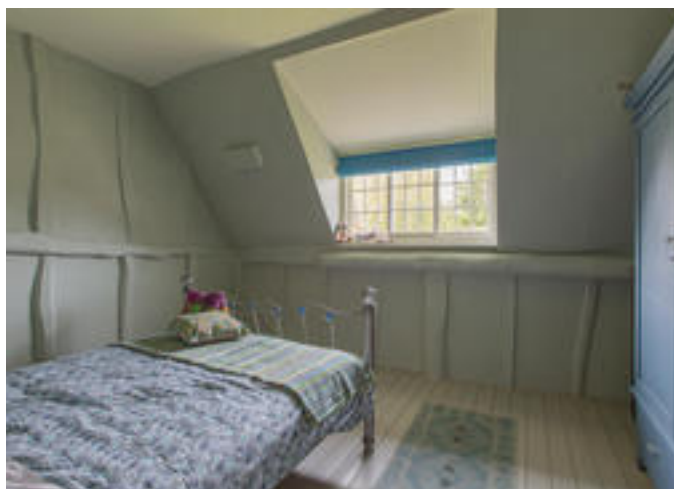
Freehold

Local Authority

South Cambridgeshire District
Council: Band F

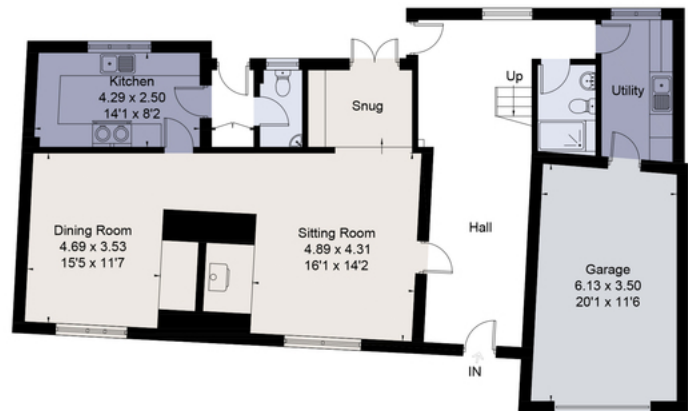
Viewing

Strictly by appointment with
Savills

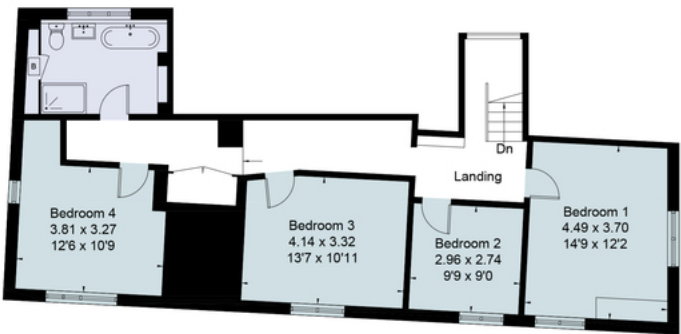




Approximate Floor Area = 197.8 sq m / 2129 sq ft
Garage = 21.9 sq m / 236 sq ft
Total = 219.7 sq m / 2365 sq ft
For identification only. Not to scale.
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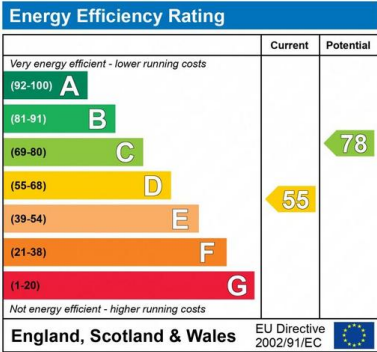


Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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