



## Detached family house in sought-after village

**37 London Road, Harston, Cambridge CB22 7QQ**

Freehold







Good layout for entertaining • Spacious kitchen/ breakfast room with adjoining garden and dining room • Seven bedrooms with three en suites • Cinema/second sitting room • Detached double garage

#### 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.

- Dedicated cycle path leading in to the city. 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.

(All distances and times are approximate)

#### About this property

37 London Road, also known as "Laburnum House", started life as a 1920s property which was completely re-developed in 2008/2009 and further added to with the addition of the garden room/conservatory in more recent years. Of rendered elevations beneath a tiled roof, the wide, double gabled property stands well back from the road with a gated drive and considerable parking to the front. This is a really substantial house with light, well-proportioned rooms, good reception spaces, underfloor heating on the ground floor, double glazing and panelled internal doors.





The wide hall with turning stairs leads to all principal reception rooms. To the right is the cinema room/second sitting room and the double aspect drawing room which incorporates a shelved library area, French doors to the rear garden and an impressive brick fireplace with bressumer beam and wood burner. To the left is the study overlooking the drive and a cloakroom together with the generous dining room and impressive fitted kitchen. Here there are a considerable range of painted floor and wall units, cupboards and soft closing drawers with dividers, a larder cupboard and granite worktops. Fitted appliances include a Rangemaster cooker and extractor and dishwasher and there is space for a fridge/freezer, microwave and wine cooler. Beside is the utility with plumbing and space for washing machine and tumble dryer, wall mounted gas fired boiler and part glazed side door. The vendors added the garden room/conservatory which incorporates electrically operated ceiling blinds and links directly to both the garden and dining room resulting in a fantastic entertaining space.

On the first floor there are four double bedrooms and a single which is opposite the master suite and may potentially be incorporated to provide a dressing room if required. The master suite incorporates a wall of wardrobes and two windows to the rear overlooking the garden. The en suite shower room with twin basins has underfloor heating as does the family bathroom on this floor which incorporates an oval bath and a separate shower. On the second floor are two vaulted

bedrooms, one having an en suite shower room and the other has been used by the vendors as a gym.

The property has a gated drive, considerable parking and double garage which incorporates a sink and plumbing for a second dishwasher. There is access to the side of the house to the rear garden which is mainly laid to lawn with some mature trees to the rear and a paved terrace from the garden room/conservatory.

#### **Tenure**

Freehold

#### **Local Authority**

South Cambridgeshire District Council: Band G

#### **Viewing**

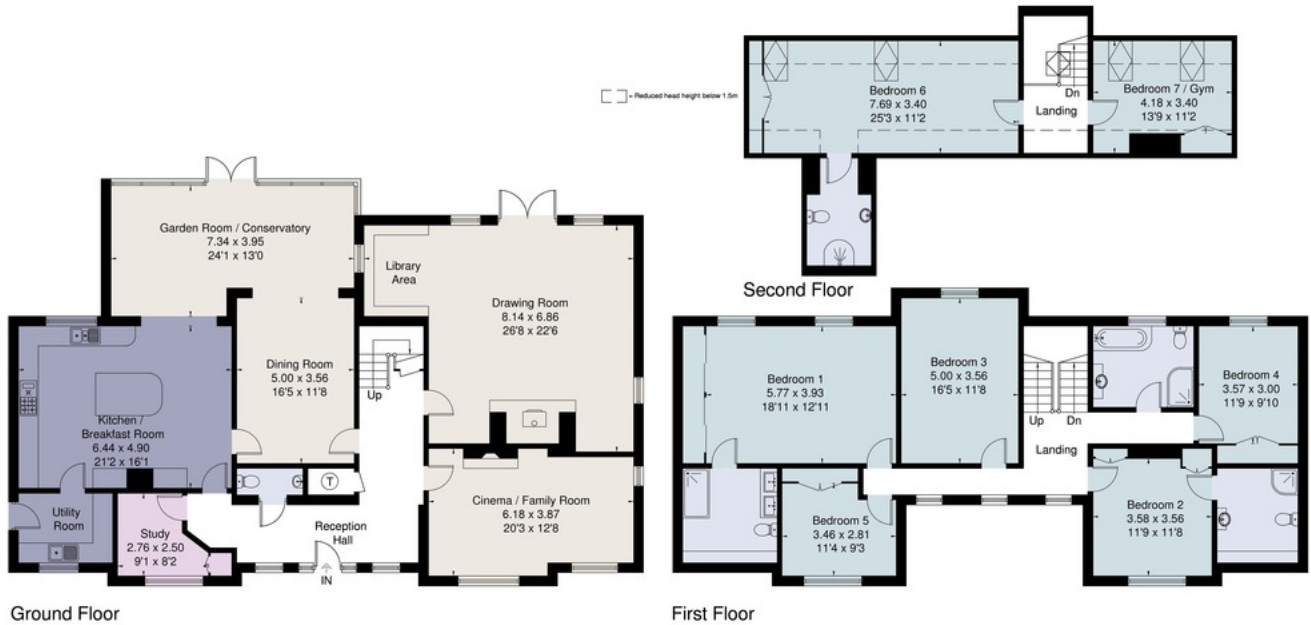
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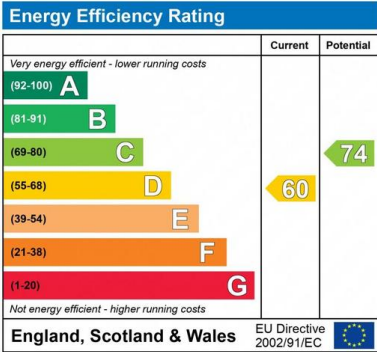




Approximate Floor Area = 389.0 sq m / 4183 sq ft



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