

OAK HOUSE

LONDON ROAD, HARSTON, CAMBRIDGE, CB22 7QJ



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A beautiful detached home
set in the sought after
village of Harston.

Situated just 5 miles south west of the historic
city of Cambridge, this attractive village of Harston
is the perfect place to put down roots.

Distance – (times and distances approximate)

Cambridge – 5 miles, Stansted – 26 miles,
London – 63 miles, Cambridge Station – 5.4 miles,
Foxton Station – 1.9 miles, Addenbrooke's Hospital/
Biomedical Campus – 4.4 miles, Cambridge Station
to London King's Cross – 46 minutes non-stop peak
times, Foxton Station to London King's Cross –
1hr 14m non-stop peak times

Galleried reception hall

Living room with gas fireplace • Family/Dining room
Study • Kitchen/breakfast room
Utility • Cloakroom

Master bedroom with en-suite and fitted wardrobes
4 further bedrooms • 2 further bath/shower rooms
Family bathroom

Attached single garage • Ample parking • Gardens

10 year CRL build warranty



DIRECTIONS

From The M11 (Junction 11) take the A10 to Harston. At the first set of traffic lights, turn left onto London Road. Oak House, 57 London Road, is on the left hand side towards the end of the row of residential houses.

LOCATION

Harston's rural location offers a welcome respite from the busy working week, yet all the culture, shopping and leisure activities are only a short distance away in Cambridge and London is also easily reached by road and rail.

The village has a real sense of community, it has a village hall, a local shop and post office, a doctor's surgery and petrol station. It also has good academic provision with a good choice of local state and independent schools including the Harston & Newton Primary School and pre-school which is situated in the centre of the village. There is a wide range of excellent secondary schools that serve Harston as well as internationally recognised independent schools such as The Perse, The Leys and St Faiths to be found on the outskirts of Cambridge just a few miles away. They also offer a pick up and drop service from the Park & Ride in nearby Trumpington.

The world renowned Addenbrooke's teaching hospital has strong affiliations to the University of Cambridge and is based on the new Biomedical Campus which is fast becoming known as the hub of international excellence.

Cambridge is only a short distance away by road, with frequent Park & Ride service operating into the city from Trumpington. Transport connections further afield are excellent: the M11 provides rapid access to London, Stansted Airport and the South, with the A1M linking to the North and the A14 to the East and West. The fast trains to London King's Cross from Cambridge or Foxton take less than an hour making Harston an ideal base for city commuters.



DESCRIPTION

Oak House has been designed to be a pleasure to come home to. It has been built to the highest standards by local niche builder, Houghton Homes. Craftsmanship and attention to detail are evident throughout with all of the practical touches and luxurious flourishes that this home deserves including underfloor heating to the ground floor with separate control zones for the comfort of occupants. High quality oak laminate flooring throughout the ground floor. Smoke alarm.

Entrance to the 3,100 sq.ft (approximate measurement) house is gained through an electric gate over a bound gravel drive. The half glazed front door leads into an impressive galleried hall with feature lighting. Plentiful storage in the hall with two coats cupboards and under-stairs storage. Alarm. Cloakroom with white Duravit wall-mounted sanitary ware.

Kitchen/breakfast room. A bright and sunny room with French doors leading to the garden. White matt bespoke units with under unit lighting, central island. Siemens appliances and grey stone worktops, full size fridge, an impressive array of four Siemens ovens comprising of a steam oven, two full size ovens and a full size microwave all with a Wifi connection feature. Induction hob and integrated extractor. Dishwasher. Villeroy & Boch 1.5 sink with waste disposal and Quooker instant hot water tap. An ample array of LED low energy lighting and sockets.

Arch leading to the family/dining room with French doors to the rear garden. Dual aspect. 5 amp ring main.

Utility room with an additional Siemens fridge/freezer, plumbed space for washing machine and space for tumble dryer. Water softener. Fully glazed door to rear garden. Gas boiler. Door to single garage.

Living room with feature gas fire, bay window with timber frame and double glazing facing the front of the property, dual aspect windows. Includes a 5 amp ring main.

Study. LED low energy lighting. Timber frame double glazed window to the side of the property. 5 amp ring main.



Carpeted extra wide staircase leading to the galleried landing with light well. Plant room housing the megaflo boiler. Large linen cupboard.

Master suite overlooking the rear garden. Carpeted. Panic alarm. Extensive part mirror wardrobes, fully fitted with hanging rails, shelves and drawers. Master en-suite with white Duravit wall mounted sanitary ware, double sink with vanity unit, double size shower enclosure with rain head shower and rinser, bath with rinser, heated towel rail, tiled floor, underfloor heating.

Guest bedroom (Bed 2) to the front of the property, carpeted, fully fitted part mirror wardrobes and en-suite with white Duravit wall mounted sanitary ware, vanity unit, shower, tiled floor.

Bed 3 with window to the front of the property, carpeted, fully fitted wardrobes. En-suite with white Duravit wall mounted sanitary ware, vanity unit, shower, tiled floor.

Bed 4 with window to the rear of the property, carpeted, fully fitted wardrobes.

Bed 5 with window to the side of the property, carpeted.

Family bathroom with white Duravit wall mounted sanitary ware, vanity unit, bath and shower. Tiled floor.

The property benefits from an attached single garage with electric door, power and lighting.

Front and rear gardens, laid to lawn, patio area, shrubs and trees.

SERVICES: All mains are connected. Gas fired boiler.

LOCAL AUTHORITY: South Cambs District Council

TENURE: Freehold

COUNCIL TAX BAND: To be assessed.

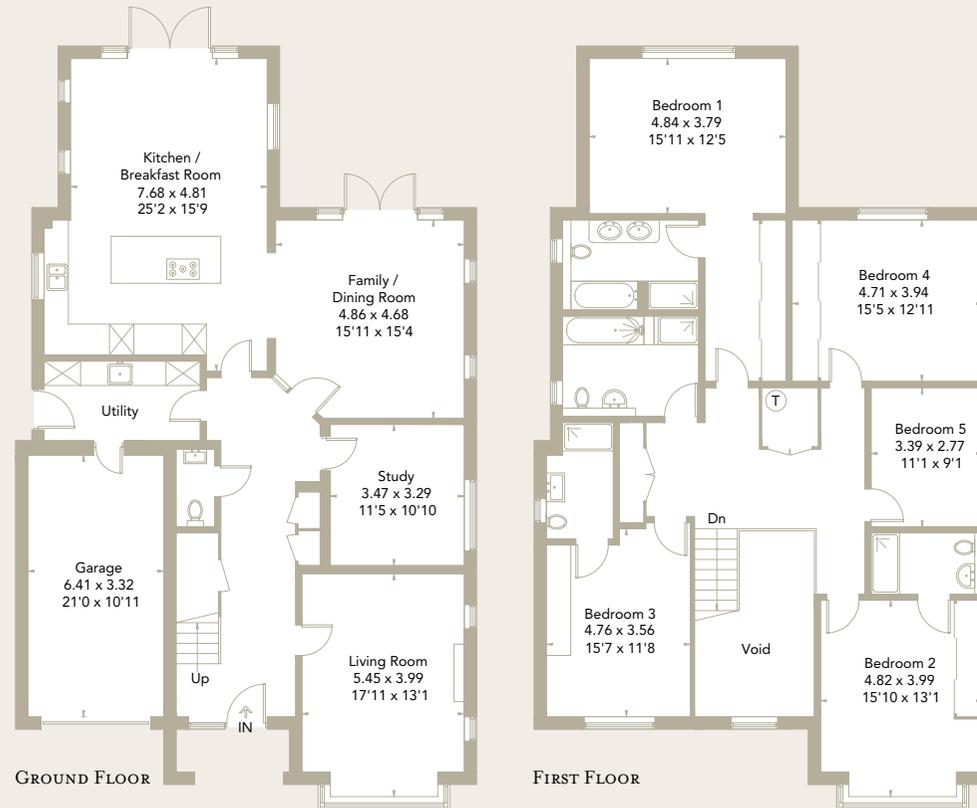
VIEWING: Strictly by appointment with Savills.

Gross Internal Area (approx) = 273.3 sq m / 2942 sq ft (Excluding Void)

Garage = 21.6 sq m / 232 sq ft

Total = 294.9 sq m / 3174 sq ft

For identification only. Not to scale.



IMPORTANT NOTICE

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