



High Street, Toft, CB23 2RL



High Street

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A unique and rather special opportunity to acquire an impressive, and most attractive Grade II listed detached period village house of immense charm and character believed to originally date back to the mid 17th century. This substantial residence has been sympathetically improved in more recent times and provides exceptionally well proportioned and versatile living accommodation together with a wealth of character features including exposed timbers and fine fireplaces. In addition there is also a self contained cottage attached to the main house with its own courtyard style garden. Furthermore there are delightful mature grounds which include private secluded gardens, orchard, vegetable garden and picturesque lower garden with pond and wooded spinney. In all extending to approximately 1.6 acres and including a long private driveway, double garage and storage buildings.

5 4 3

Guide Price £1,500,000





LOCATION

The property occupies a prominent position in a conservation area, right in the heart of this highly sought after and most desirable South Cambridgeshire village. There is a village stores/post office just a short walk from the house itself, a village hall and two churches. The larger villages of Comberton and Bourn are approximately two miles equi-distant and offer more extensive amenities including Comberton Village College which is rated outstanding by Ofsted. There is also a Meridian Golf Club located towards the edge of the village and Bourn also has a golf and country club with spa and gym. The university City of Cambridge is just eight miles away and the village is also well placed for the commuter with easy access to major routes and main line stations.

FRONT ENTRANCE DOOR

leading to:

ENTRANCE HALL

with large built-in cloaks/storage cupboard and door to staircase leading to first floor, secondary double glazed window to front aspect and door to:

CLOAKROOM

with low level w.c. and pedestal wash hand basin, secondary double glazed window to side aspect, radiator, extractor fan.

STUDY/FAMILY ROOM

with cast iron firegrate, secondary double glazed windows to front and side aspect.

DRAWING ROOM

A wonderful and atmospheric reception room with large Inglenook fireplace with brick hearth and cast iron canopy over, wealth of exposed beams and timbers, secondary double glazed windows to rear aspect, feature sealed brick fireplace to far end of the room and secondary double glazed windows to side aspect and interesting secondary double glazed bow window to front aspect with wooden window seat, opening to:

INNER LOBBY

with feature brick floor which leads through to:

DINING ROOM

with a wealth of exposed beams and timbers, open fireplace with copper hood over and brick hearth, wealth of exposed beams and timbers, bow window to front aspect with secondary double glazing and wooden window seat, recess to rear of Inglenook fireplace with display shelf, radiator, glazed door to:

CONSERVATORY

with feature high semi-vaulted ceiling with sealed unit double glazed panels and sealed unit double glazed windows to side and rear aspect overlooking the gardens and a pair of full height sealed unit double glazed French doors leading to paved terrace, double radiator, ceramic tiled floor and door off to:

UTILITY ROOM

with inset stainless steel sink unit with cupboards below, worktops to side with space and plumbing beneath for appliances, hot water cylinder, tiled floor, and sealed unit double glazed windows to side aspect.

DOOR FROM DINING ROOM

through to:

KITCHEN & ADJOINING BREAKFAST ROOM

An L-shaped spacious and light room, kitchen area with stainless steel one and a half bowl sink unit with mixer taps and cupboards beneath, granite worktops to either side with further cupboards below, space and plumbing for dishwasher, space and upright fridge/freezer, fitted cloaks/storage cupboard, wall mounted contemporary style radiator, staircase off to first floor and opening to Breakfast Room with feature fireplace style recess and Aga, integrated AEG oven and 4 point ceramic hob adjacent and a concealed extractor cooker hood, extensive base units comprising worktops with cupboards and drawers beneath, glazed wall mounted cabinets and open shelved unit and further built-in shelved storage cupboards, part ceramic tiled walls, windows to side and front aspect, natural wood style flooring, door to driveway to side which also then leads to the front and rear gardens.

STAIRCASE FROM MAIN ENTRANCE HALL

to:

FIRST FLOOR

with secondary double glazed sash window and trap door to roof space.

PRINCIPAL BEDROOM 1

A most impressive and atmospheric room with high semi-vaulted ceiling with a wealth of exposed timbers, exposed brick chimney breast, two radiators, secondary double glazed windows to side and rear aspect with wonderful views of the rear gardens, sliding sash window to front and rear aspects. Door to:

SMALL STUDY AREA

with secondary double glazed windows to front aspect, exposed timbers, trap door to roof space and built-in wardrobe/storage cupboard, narrow door providing access to Bedroom 2.

OFF THE MAIN LANDING

Door to Bedroom 3.

BEDROOM 3

windows to front and side aspect, fitted bookshelves.

BATHROOM

with white suite comprising bath with shower attachment, ceramic tiled walls around, large wash hand basin with tiled splashback, wall mirror above, electric shaver socket to side, low level w.c., wall mounted radiator/towel rail and a large walk-in tiled shower with fixed high level shower unit and wall mounted handheld shower, glazed screen, radiator, secondary double glazed windows to side aspect, ceramic tiled floor.

STAIRCASE LEADING FROM THE KITCHEN AREA

to:

SECOND LANDING

with radiator, trap door to roof space, door off to:

BEDROOM 2

with radiator, built-in wardrobes, sliding sash windows to front aspect and further secondary double glazed windows to rear aspect.

BEDROOM 4

with radiator, windows to front aspect.

BATHROOM 2

with white suite comprising bath with wall mounted shower unit, ceramic tiled walls around, glazed shower screen, pedestal wash hand basin and low level w.c., radiator, windows to front aspect, wood style flooring.

ADJACENT IS A SELF-CONTAINED COTTAGE

with front door leading to:

ENTRANCE LOBBY

with matwell.

SITTING ROOM

with a feature fireplace with wood burning stove set on a brick hearth, radiator, windows to side and rear aspect, deep built-in storage cupboard downstairs, door to:

KITCHEN

with inset stainless steel sink unit with mixer taps, cupboards below, integrated

dishwasher, integrated oven with 4 point ceramic hob and extractor cooker hood above, ceramic tiled walls, wall storage cupboard, further worktops with cupboards and drawers below, space for refrigerator, glazed windows to rear aspect, wall mounted electric radiator, door leading to rear courtyard style garden, door to:

LIVING ROOM

with natural wood style flooring, door off to:

BATHROOM

with bath, shower, wash hand basin, w.c.

STAIRCASE LEADING FROM THE ENTRANCE LOBBY**SMALL LANDING**

to:

BEDROOM

with large built-in wardrobe/storage cupboard, feature cast iron firegrate, wall mounted electric heater and glazed windows to rear aspect overlooking the gardens with a glimpse of farmland and countryside beyond.

BATHROOM

freestanding bath with shower attachment, pedestal wash hand basin, ceramic tiled splashbacks, wall mirror, electric shaver socket, low level w.c., tiled shower cubicle with fixed head shower unit and hand held shower, glazed sides and door, built-in airing cupboard housing lagged hot water cylinder, wall mounted radiator/towel rail, windows to rear aspect.

OUTSIDE

To the front of the property there is a delightful garden area which is principally laid to lawn on two levels with a great variety of mature shrubs, well stocked borders and trees and hedgerow around, tiled pathways lead to the front entrance door and there is a 5-bar gate to side which provides access to the long pebblestone driveway. Just off the driveway there is a recessed area with oil storage tank and further bin store, timber storage shed and either side of the drive there are various shrubs and mature hedgerows. The driveway in turn leads to a courtyard style parking and turning area and a DOUBLE GARAGE with light and power, up and over door, rear access door to a further courtyard style area and open bay GARAGE/STORE.

Immediately to the rear of the property there are most attractive gardens which are a rather special feature and enjoy a high degree of privacy and seclusion. The gardens are principally laid to lawn with a variety of mature shrubs, bushes, trees and well stocked borders around. Immediately adjacent to the house itself there is a large brick paviour terrace with external lighting. A trellis and archway leading to a further secluded garden area which is adjacent to the courtyard style parking and turning area. From the open bay garage/store there is a further pathway with hedgerow to either side and lawn which leads to further mature gardens and large storage shed, access from this area leads to a vegetable garden with several vegetable beds and fruit bushes. Access to further pathways and a secluded garden with mature hedgerow surrounding, borders to side and access to the far end of the land where there are gardens in a more natural state laid to lawn with a great variety of trees, shrubs and bushes around and this in turn leads to a large pond surrounded by lawned areas and reed beds and this backs onto farmland and countryside. It almost feels as though this area of the garden is more akin to a "secret garden" and is surrounded by very fine tall mature trees and really does provide a haven of tranquillity. In all the grounds extend to approximately 1.6 acres.









Guide Price £1,500,000
Tenure - Freehold
Council Tax Band - G
Local Authority - South Cambridgeshire
District Council





**Approximate Gross Internal Area 3055 sq ft - 284 sq m
(Excluding Garage & Cottage)**

Ground Floor Area 1665 sq ft - 155 sq m
 First Floor Area 1390 sq ft - 129 sq m
 Cottage Ground Floor Area 451 sq ft - 42 sq m
 Cottage First Floor Area 298 sq ft - 28 sq m
 Garage Area 442 sq ft - 41 sq m





[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

