

School Hill, Histon, CB24 9JE

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Histon,
CB24 9JE

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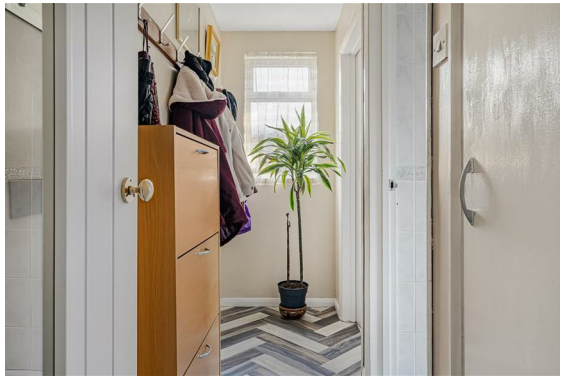
Guide Price £750,000



A rare opportunity to purchase a detached three bedroom former school house extending to approximately 1315sqft. The property dates back to 1900 and has been in the current families ownership since 1952, set centrally within its plot, the property offers off-road parking, generous mature gardens incorporating several useful outbuildings and is located close to all of the local amenities that Histon has to offer as well as transport links.









LOCATION

School Hill occupies a well-regarded residential position within the highly sought-after village of Histon, just north of Cambridge. The village offers an excellent range of amenities, including a variety of independent shops, cafés and pubs along Histon's High Street, as well as a Tesco & Co-op supermarket, post office, pharmacy and library. Histon is also well served by highly regarded primary and secondary schooling, including Histon & Impington Infant School, Junior School and Village College. The area benefits from an abundance of green spaces and recreational facilities, with nearby village recreation grounds, children's play areas and access to open countryside. The Guided Busway is close by, providing a direct and traffic-free cycle and pedestrian route into Cambridge, while Cambridge North Railway Station, the Science Park and the A14 are all readily accessible.

GLASS DOUBLE GLAZED PANELLED DOOR
leading into:

ENTRANCE HALL
carpeted, radiator, downlight, window overlooking the front of the property, stairs leading to first floor, access into various rooms.

SITTING ROOM
carpeted, two radiators, gas fire with brick surround and stone hearth, double glazed window overlooking front of the property, double glazed windows looking into the conservatory, door into:

DINING ROOM
carpeted, radiator, two double glazed windows overlooking front of the property, gas fire with brick surround, downlight, door into:

KITCHEN
with a range of floor and wall units with laminate worktop, integrated appliances include Stoves oven and grill, 4 ring gas hob with extractor fan, stainless steel sink and drainer, boiler, space and plumbing for washing machine, integrated fridge and freezer, upvc double glazed window overlooking the rear of the property, door into pantry cupboard, radiator, wood effect laminate flooring, continues into:

HALLWAY
with airing cupboard, further overhead storage cupboard, coat hanging hooks, double glazed frosted window overlooking side of the property, downlight.

DOWNSTAIRS BATHROOM
with wood effect laminate flooring, two piece suite comprising of bath with shower over, wash hand basin with storage cupboards beneath, double glazed frosted window overlooking the rear of the property, fully tiled walls, radiator, downlight, door into:

DOWNSTAIRS W C
with low level w.c., wash hand basin, radiator, fully tiled walls, double glazed frosted window overlooking side of the property.

CONSERVATORY
with wood effect laminate flooring, radiator, windows overlooking the rear garden and sliding door out onto rear garden, wall light.

ON THE FIRST FLOOR

LANDING
carpeted, radiator, double glazed window overlooking the rear garden, downlight, access into various rooms including:

PRINCIPAL BEDROOM
carpeted, radiator, two double glazed windows overlooking the front of the property, built-in storage cupboard, downlight.

BEDROOM 2
carpeted, dual aspect with double glazed windows overlooking both the front and rear of the property, radiator, downlight, built-in storage cupboard.

BEDROOM 3
carpeted, built-in storage cupboard, double glazed window overlooking the rear garden, radiator, downlight.

OUTSIDE
The property is approached via brick paved driveway offering off-road parking for several vehicles, enclosed via wall and timber gate to the front. The front garden is predominantly laid to lawn with borders containing a variety of shrubs, trees and hedges, enclosed via concrete base and post with timber panel fencing inset, brick paved driveway leads to car port beyond.

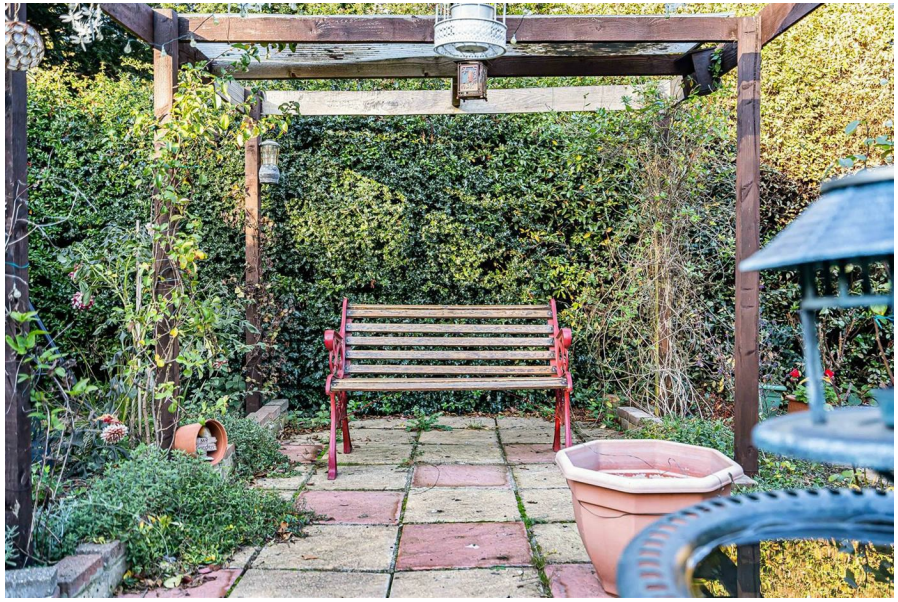
Rear garden is west facing, fully enclosed via timber fencing to two sides, hedging and wall to the other. The rear garden is predominantly laid to lawn with beds containing a variety of shrubs, hedges and trees, brick built pond with water feature, paved terrace area with timber pergola perfect for outside seating or al fresco dining, two brick built storage buildings adjoining the house with slate roof, power and shelving to one and storage in the other. Further brick built outbuilding with tin roof, concrete floor, upvc double glazed dual aspect windows looking into rear garden, this building would make great additional storage or potential conversion into an office building, greenhouse, electricity point and outside tap.







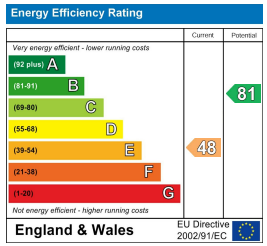






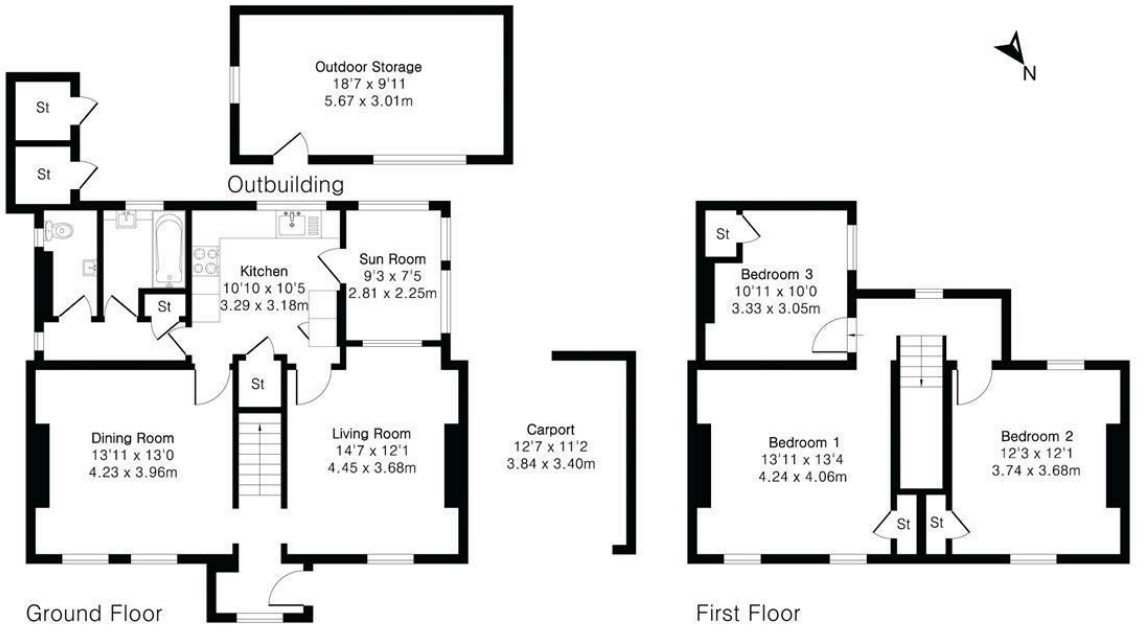






Guide Price £750,000
Tenure - Freehold
Council Tax Band - F
Local Authority - South Cambridgeshire

Approximate Gross Internal Area 1315 sq ft - 122 sq m
(Excluding Outbuilding)
Ground Floor Area 761 sq ft – 71 sq m
First Floor Area 554 sq ft – 51 sq m
Outbuilding Area 184 sq ft – 17 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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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