



Home Close
Histon, Cambridge

A well-presented five-bedroom family home with stylish contemporary décor, in the sought-after village of Histon

A highly attractive detached family home with stylish, extended modern accommodation, set on a peaceful residential street in the popular village of Histon, three miles north of Cambridge city centre. The property features flexible living space for relaxing or entertaining, while the local amenities of the village centre are just a few yards away.



2 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



SINGLE GARAGE



GARDEN



FREEHOLD



VILLAGE LOCATION



1,985 SQ FT



**GUIDE PRICE
£1,100,000**

The property

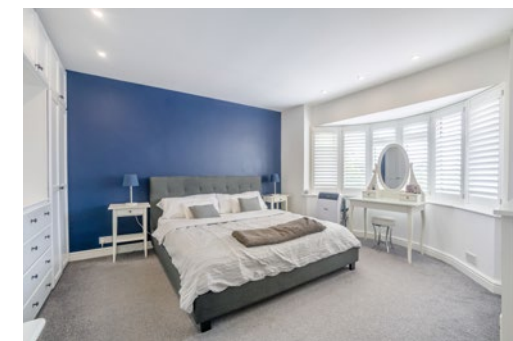
13 Home Close is a beautifully appointed detached family home with five bedrooms and comfortable, airy reception rooms featuring attractive modern fittings. The main formal reception room is the sitting and dining area, which stretches to 26ft and features a south-facing bay window to the front and bi-fold doors connecting to the kitchen at the rear, creating a large open-plan space which is ideal for entertaining. The room has wooden parquet flooring, plantation shutters and a fireplace fitted with a logburner, as well as space for both a comfortable seating area and a family dining table.

Further space in which to dine can be found in the light and airy kitchen and breakfast room at the rear, which features bi-folds opening onto the gardens in addition to the bi-folds connecting to the sitting room. There is a skylight over the kitchen area, which is fitted with sleek modern units to base and wall level in white, a central island with a breakfast bar, integrated appliances including dual ovens, a microwave and a coffee machine, as well as an induction hob and an

extractor hood. Additionally, the ground floor offers a spacious utility room, a sunny family room with bi-folds opening onto the deck and a shower room.

Upstairs there are five well-presented bedrooms, including the principal bedroom, which overlooks the rear gardens and includes an en suite shower room. The second bedroom is situated at the front and benefits from built-in wardrobes, while the smaller first-floor bedroom is ideal for use as a study, a dressing room or a nursery. The first floor also has a family bathroom with a bathtub and a separate shower unit with a rainfall shower head.

The loft has also been fully insulated and boarded and is currently used as a gym/ hang out space. A sky light has been fitted to allow natural light to flow through.



Outside

At the front of the property, the spacious block-paved driveway provides plenty of parking space and access to the detached, single garage, for further parking space or home storage. The gardens at the rear feature an area of timber decking, accessed via the kitchen and family room's bi-folds and providing plenty of space for al fresco dining. Beyond the decking there is an area of lawn with border beds, and at the end of the garden, a timber-clad garden room offers additional useful living space, and could either be used as a games room, a study or a home studio.

Location

Histon is widely acknowledged as being one of the most sought-after villages north of Cambridge and Home Close is situated in a prime location within the village. Histon lies three miles north of Cambridge city centre, with easy access to the beautiful surrounding fenland countryside. The villages share several everyday amenities, including a small supermarket and a selection of shops, cafés, restaurants and pubs, as well as two primary schools and a state secondary

school. The historic city of Cambridge provides excellent additional facilities, including a superb selection of high street and independent shops, large supermarkets, restaurants and leisure and cultural facilities, as well as first-class educational establishments. The area is well connected by road, with the A14 and M11 within easy reach, while mainline rail services are available from Cambridge North and Cambridge mainline stations (approximately 1 hour to London Kings Cross).



Distances

- Cambridge city centre 3.1 miles
- Huntingdon 14 miles
- Ely 14 miles
- Newmarket 15 miles
- St. Neots 18 miles

Nearby Stations

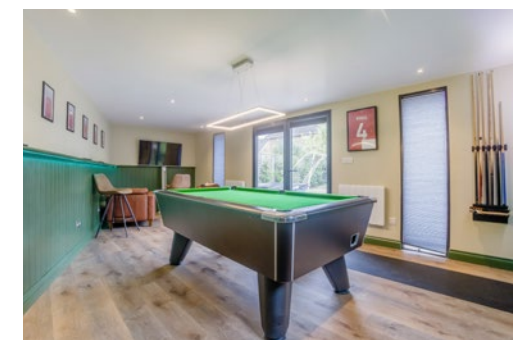
- Cambridge North
- Cambridge
- Waterbeach
- Shelford

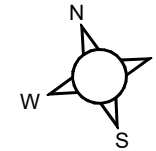
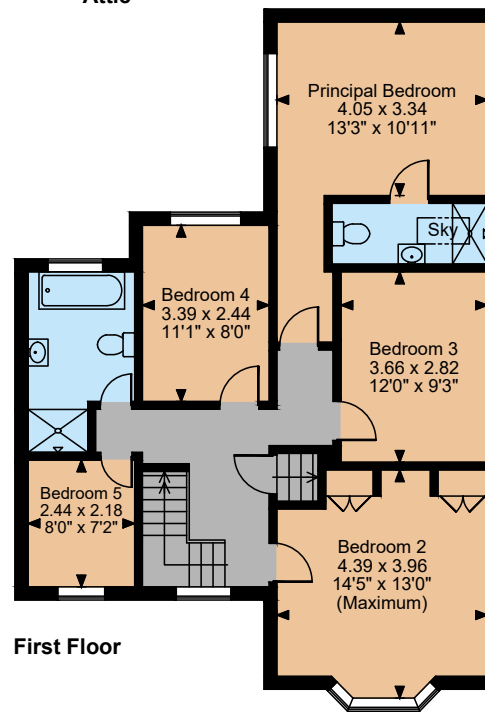
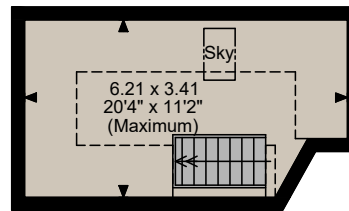
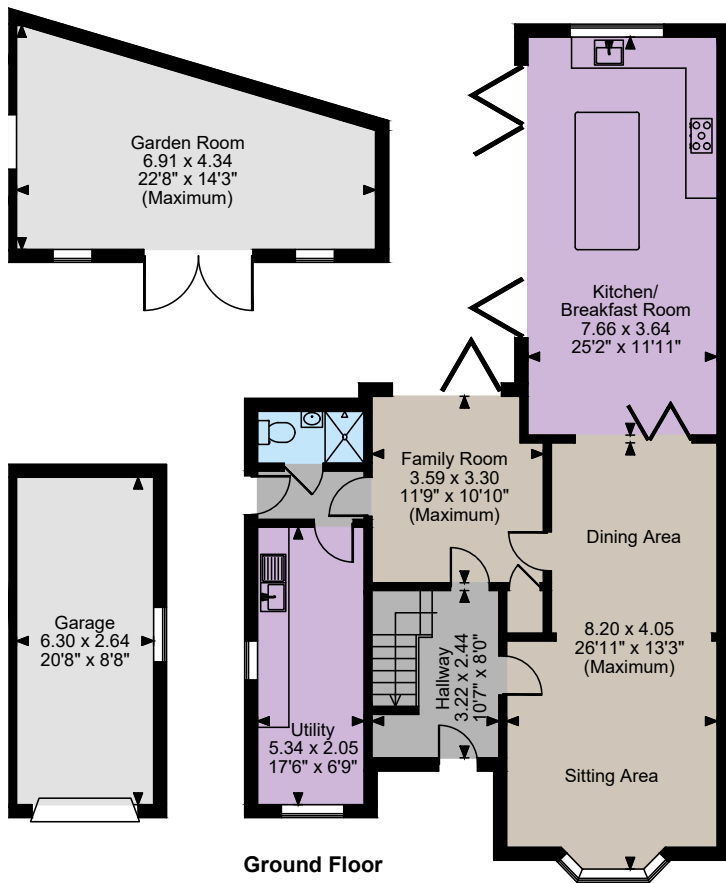
Key Locations

- Jesus Green, Cambridge
- Cambridge University Botanic Garden
- Cambridge city centre
- RSPB Fen Drayton Lakes
- Wicken Fen National Nature Reserve
- Thetford Forest
- Norfolk Coast National Landscape

Nearby Schools

- Histon and Impington Brook Primary School
- Histon and Impington Park Primary School
- Impington Village College
- Girton Glebe Primary School
- St Mary's
- St Faith's
- The Leys
- The Perse





Floorplans

House internal area 1,985 sq ft (184 sq m)
For identification purposes only.

Directions

CB24 9JL

what3words: ///Grove.thick.copycat- brings you to the driveway

General

Local Authority: South Cambridgeshire district council

Services: Mains electricity, gas, water and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: TBC

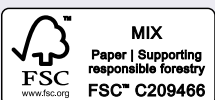
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Cambridge

One Cambridge Square, Cambridge, CB4 0AE

01223 459500

Cambridge@struttandparker.com
struttandparker.com



@struttandparker

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