



EH

EXQUISITE
HOME

A substantial four-bedroom detached family residence, complete with a detached self-contained annexe, positioned within the established South Cambridgeshire village of Bassingbourn. Extending to some 2,213 square feet, the property provides highly adaptable accommodation suitable for multi-generational living or independent workspace. It is presented to the market with no onward selling chain and features a mature, private frontage incorporating a cherry blossom tree, an extensive driveway, a double garage with electric roller doors, and an EV charging point.

Property Features

- A substantial detached family home extending to 2,213 square feet
- Superb self-contained annexe with independent kitchen, bathroom, and living facilities
- Impressive 25-foot principal living room connected to a large conservatory
- Wrap-around kitchen and dining room configured for optimal workspace and entertaining
- Four bedrooms, including a principal suite with an en-suite shower room
- Generous private rear garden featuring an expansive lawn and large decked seating area
- Extensive driveway parking supplemented by an EV charging point and a double garage
- Highly sought-after village location providing strong local community amenities
- Positioned within catchment for Bassingbourn Village College and Hills Road Sixth Form College
- Convenient access to Royston railway station for direct services to Cambridge and London





The ground floor is accessed via a welcoming entrance porch leading into a central hallway, which features a downstairs cloakroom and under-stairs storage. The primary living space comprises a well-considered wrap-around kitchen and dining room, providing extensive workspace and formal dining capacity. Double doors open from this area into a 25-foot principal living room, establishing a logical flow for everyday family use and larger gatherings. To the rear elevation, a large conservatory equipped with power and climate control functions as an additional reception room, offering direct views across the rear garden.

The first-floor accommodation includes an internal hallway granting access to a well-appointed family bathroom and three bedrooms. The principal suite operates as a private retreat, benefiting from extensive built-in storage and a spacious en-suite shower room.

Externally, the large, private rear garden has been configured for practical family use, featuring a substantial decked seating area alongside an expansive central lawn. Positioned alongside the double garage is a superb self-contained annexe, complete with its own dedicated kitchen, living space, bathroom facilities, and independent Energy Performance Certificate.









Lifestyle and Location

Bassingbourn operates as a thriving and well-connected village, sustaining a strong sense of community alongside essential everyday amenities, including traditional public houses such as the 16th-century Hoops on the High Street. The property falls within the established catchment area for Bassingbourn Village College and the highly regarded Hills Road Sixth Form College in Cambridge. For the commuter, Royston railway station is located approximately 3.2 miles away, delivering fast, direct rail services to Cambridge and London King's Cross. The immediate surrounding countryside and nearby woodland provide extensive networks for outdoor recreation and scenic walking routes.







Spring Lane, Bassingbourn, Royston

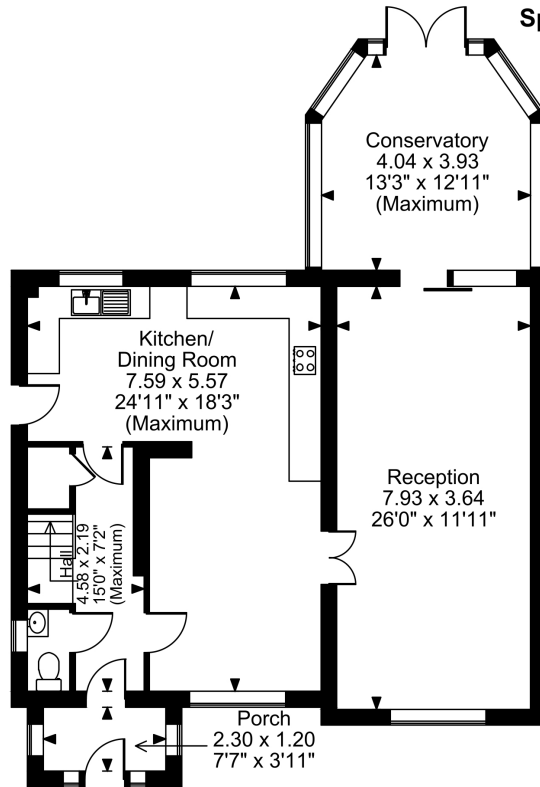
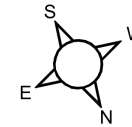
Approximate Gross Internal Area

Main House = 1780 Sq Ft/165 Sq M

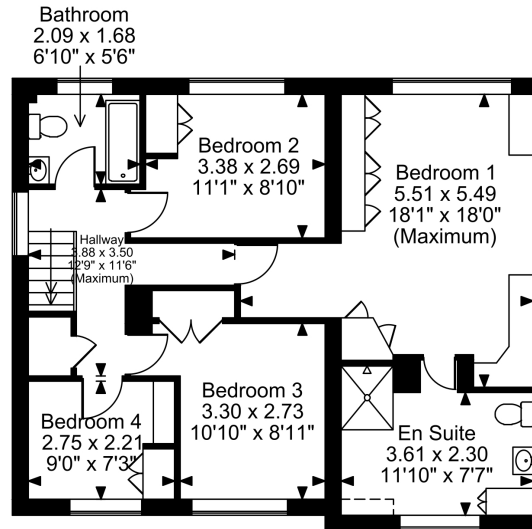
Garage = 298 Sq Ft/28 Sq M

Annexe = 285 Sq Ft/26 Sq M

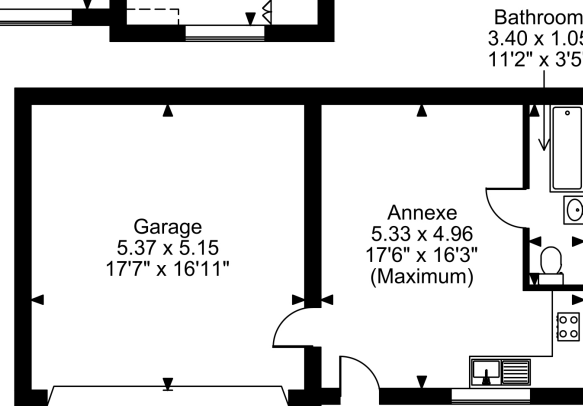
Total = 2363 Sq Ft/219 Sq M



Ground Floor



First Floor



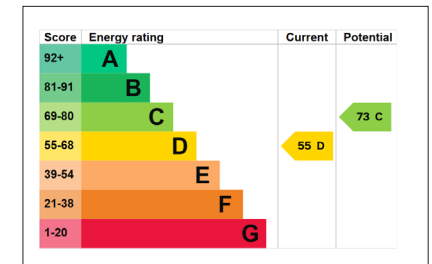
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

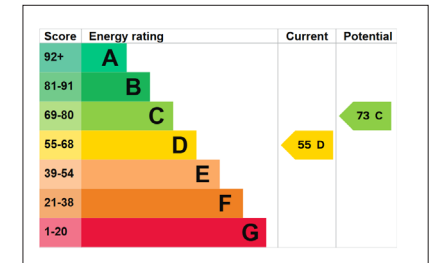
□ □ □ Denotes restricted head height

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MAIN HOUSE



ANNEXE



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.





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