



Hookham House Croftholme Lane
Cambridge, CB4 3BN

Guide price £1,250,000



Hookham House Croftholme Lane

Cambridge, CB4 3BN

- 4 bedroom detached house
- Unique and stylish design
- High specification throughout
- Fantastically convenient location
- Garage
- EPC rating B

A truly unique, detached house of nearly 2,000 sq ft, beautifully designed across 4 floors, including a sub-terrain level, garage and courtyard, making it a perfect city house for a large family or a lock-up and leave. The house is just 250 ft from the river and an easy walk into the heart of the city.

Designed by Toni Moses and constructed to the current owner's specification in 2017, Hookham House was created specifically for its location. The result is a wonderful sense of space, privacy, and light, positioned perfectly for those who want the ultimate convenience of being so very close to the centre of town.

The hallway has a glazed wall and the central staircase to all levels. There is timber flooring and a glazed panel to the living space below, plus a door to the garage. A large study, which would make an excellent additional living room, has full-width sliding doors to a balcony over the courtyard and built-in storage. The basement level includes a large living room with a wood burner, full height and width sliding doors to the courtyard to make the space lovely and light, the kitchen is beautifully appointed and fitted with an excellent range of handleless cabinetry, quartz worktops and integrated appliances such as a dishwasher, fridge/freezer, induction hob, and two ovens. There is a utility room with a specification to match the kitchen, a





shower room and WC, and a large understairs storage cupboard.

On the first floor, there are three good-sized bedrooms, and all have storage recesses or cupboards, and two have roof lights as well as windows. The family bathroom is particularly well appointed with a freestanding bath, vanity basin, and a separate tiled shower cubicle. The floor is tiled, has electric underfloor heating, and the towel rail is dual-fuel.

On the second floor is the principal suite, with a large bedroom, dressing area and en-suite, appointed to the same specification as the bathroom. There are extensive fitted wardrobes and storage.

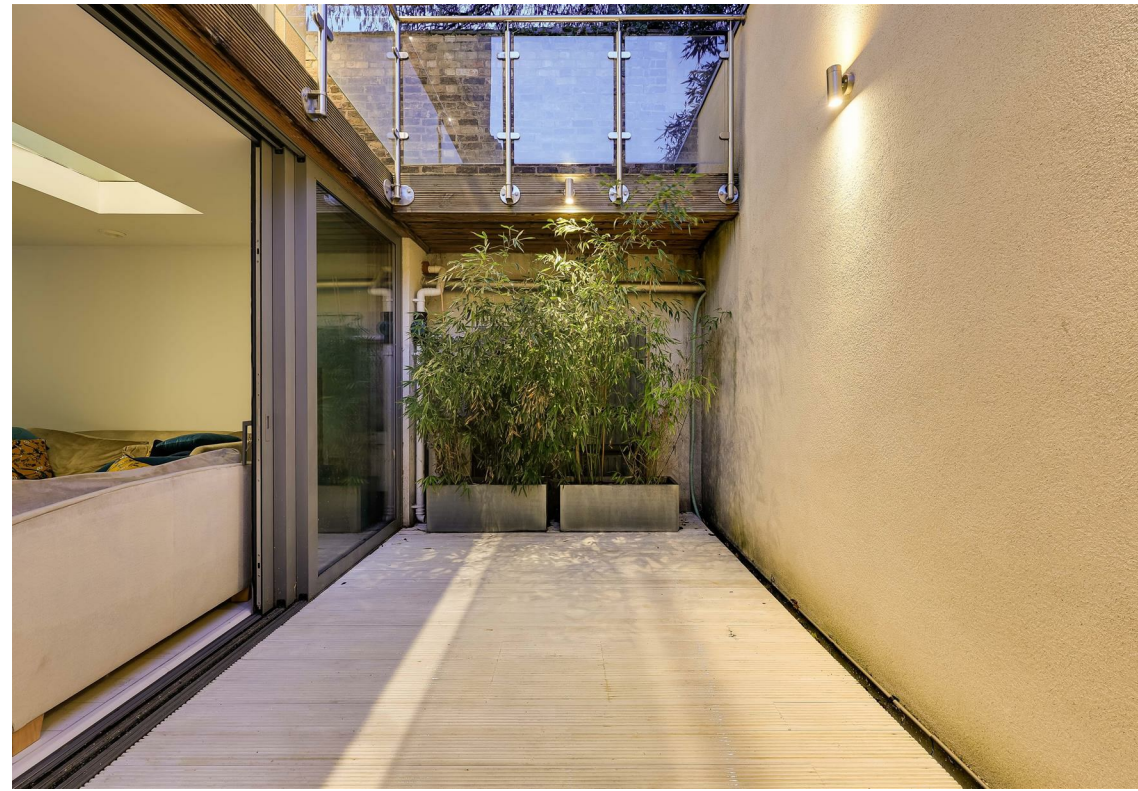
The house has Mechanical Ventilation with Heat Recovery (MVHR), gas central heating with underfloor heating, high-performance double and triple glazing, and a lighting scheme to enhance the layout and design.

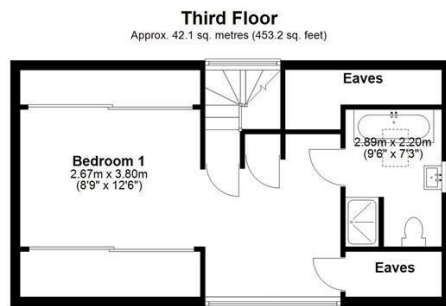
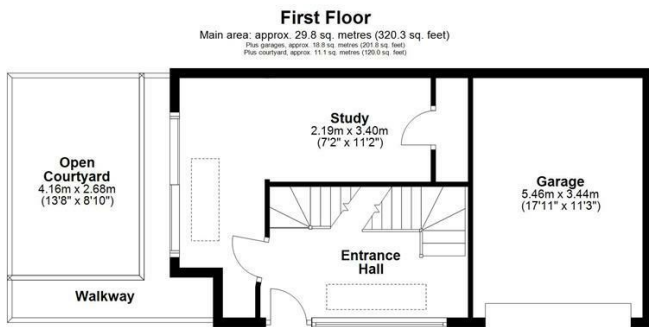
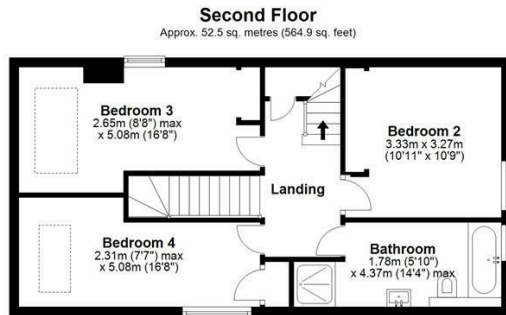
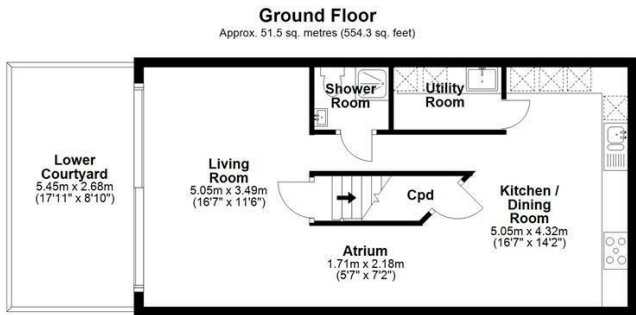
There is a large garage with an electric door, making access from the street to the house quick and easy.

The courtyard and balcony create an outdoor space perfect for those wanting low maintenance, but the flexibility to enjoy the outdoor space for cooking or relaxing.

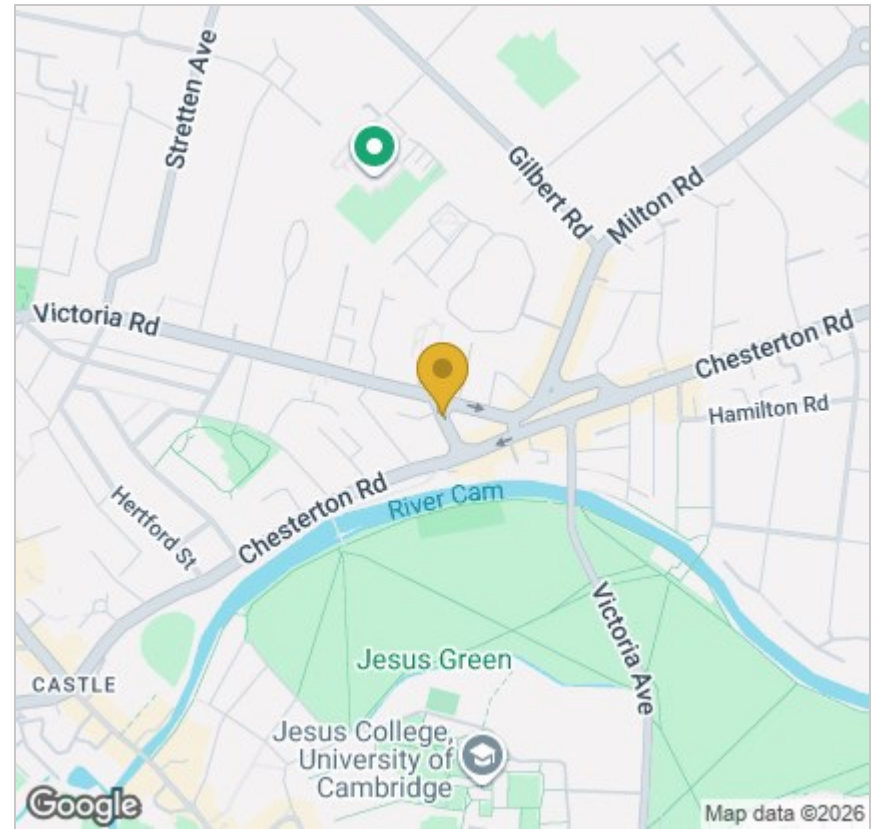
Hookham House is truly a special property, and is well suited to a large family, a downsizer, or a non-permanent resident seeking a refined base. Its appeal lies not only in the home itself, but in the vibrancy of its surroundings. The proximity to the river and parks, the energy of new and emerging shops and developments, and the easy connection to the city beyond combine to create a lifestyle that offers something for everyone.

What3words: ///clean.battle.colleague

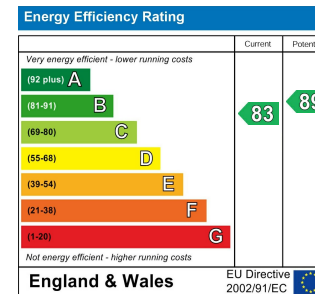




Main area: Approx. 175.8 sq. metres (1892.7 sq. feet)
Plus garages, approx. 18.8 sq. metres (201.8 sq. feet)
Plus courtyard, approx. 11.1 sq. metres (120.0 sq. feet)
Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: F

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com