

ASPEN HOUSE

KINGS MILL LANE | GREAT SHELFORD | CAMBRIDGE

A home with hidden depth ...

This unique, detached family house is a rare find. Set on a generous plot of 0.55 of an acre and enjoying a peaceful location on Kings Mill Lane, this new home offers modern flexible living in the heart of a conservation area in Great Shelford.

With a sense of understated grandeur at first glimpse, externally this home has a rural and welcoming façade that only hints of what's on offer internally. A gravel driveway leads to a subservient timber clad garage, a nod to the traditional apple stores once a common feature around the village, whilst the weathered Cambridge brick of the main house structure settles the dwelling into its mature environment.



Computer Generated Image

Upon entering this substantial family home, you will find yourself in the impressive and spacious entrance hall; a striking helical staircase finished in American Walnut is the centre piece with the galleried landing making visible its curved wall backdrop rising a full two storeys.



Computer Generated Image



Computer Generated Image

The ground floor provides six inviting living areas. The kitchen is a vast space with a high vaulted ceiling and large feature apex window overlooking the garden. With a central island large enough to seat six, the kitchen is as sociable as it is functional and is sure to be the hub of the home. The breakfast/family area is flooded with light from the roof lantern above and glazed doors leading to the extensive garden where those summer evenings can be enjoyed.

The spacious living room is the perfect place to relax and unwind in all seasons, featuring a fireplace with wood burner and double glazed doors leading to the Orangery and out to the garden. A wine store with a floor to ceiling wine rack and small kitchen area can also be accessed directly from the living room. The Orangery is a further statement of luxury, its large roof lantern and enormous sash windows providing a light, bright room by day and a dramatic space at night. The Orangery also connects with the formal dining room which boasts ample room for entertaining. To the front of the house are a further two reception rooms. On one side of the hallway, the playroom

could provide the younger generation with their own living space or could be configured as a games room or cinema room. On the other side of the hallway is a flexible home office which benefits from a separate external entrance, a convenient en-suite shower room and access to the wine store.

On the first floor you'll find three bedroom suites, a fourth bedroom and a family bathroom. The master bedroom offers a dressing room and chic en-suite with both a freestanding feature bath and separate shower. Bedrooms two and three also benefit from a stunning en-suite; perfect for your growing family or to impress those special guests. The family bathroom offers a whirlpool bath for when there is time to relax and a shower for when there is not.

Taking the staircase up to the second floor, you will discover two further rooms; to one end you'll find all the space you need to easily create the perfect den in which to unwind and at the other end, a smaller room ideal for storage.



Computer Generated Image



Computer Generated Image

One more surprise ...

Nestled at the end of the garden is a studio space that provides a home office, gym / studio and shower room, perfect for those who work from home but prefer to keep their work life and home life separate or for those who desire a space to indulge their passion for music, art or fitness.

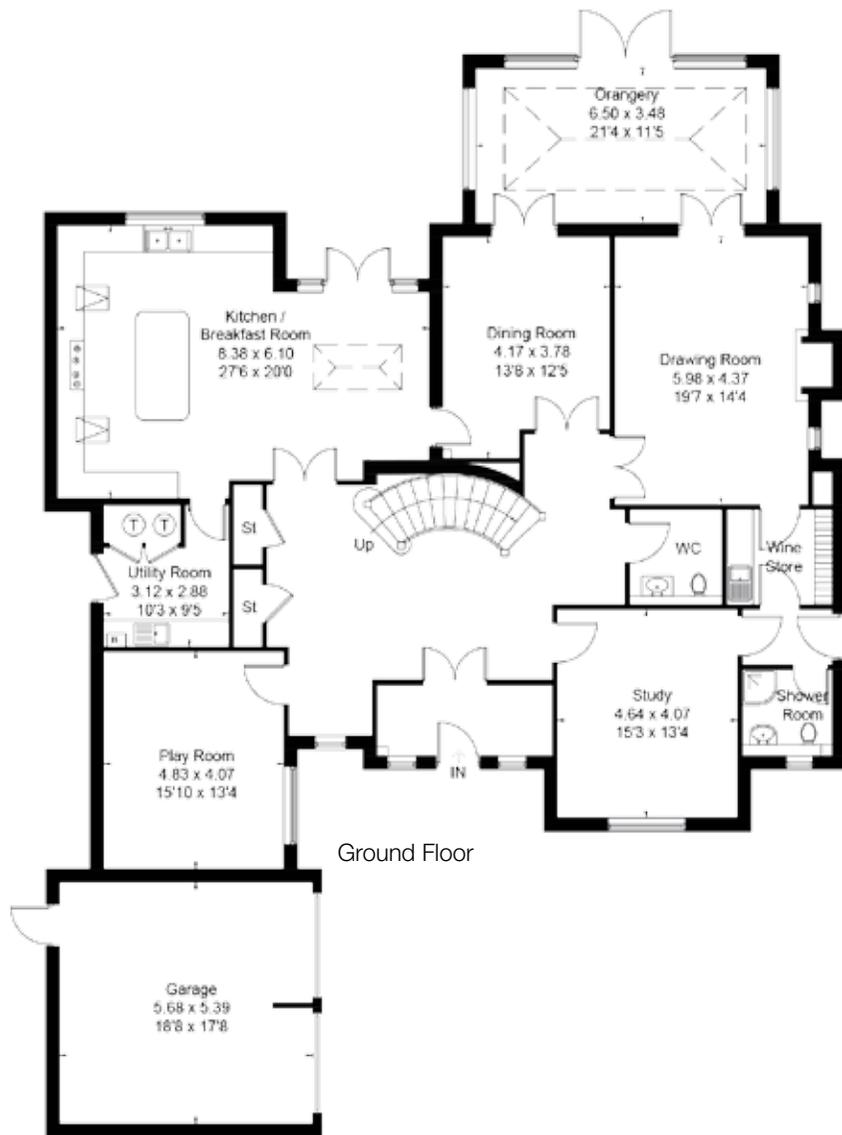


Computer Generated Image

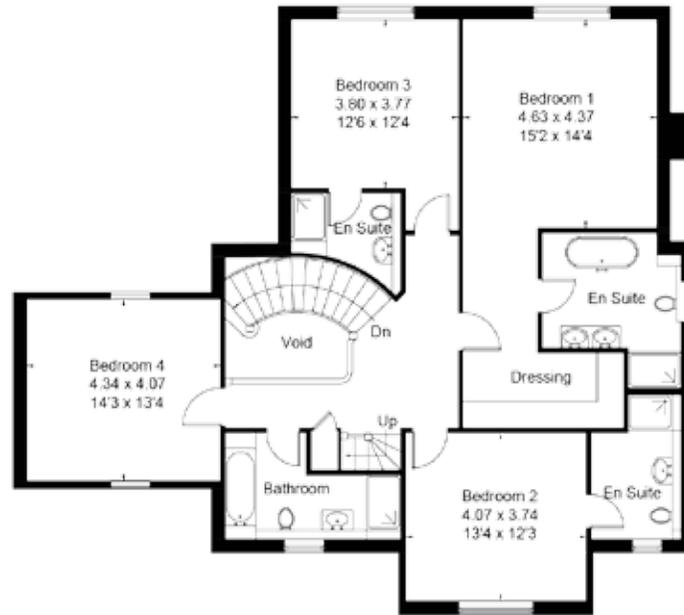


SITE PLAN

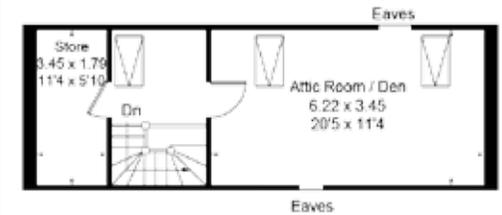
In the large garden, you can escape the hustle and bustle of life beyond the front door; enjoy a morning coffee in the neat kitchen garden or follow the meandering path, leading you through the different landscaped areas as it heads towards your own wooded area with its carpet of seasonal bulbs in bloom. The further into the garden you venture, the greater the sense of peace and seclusion you will experience.



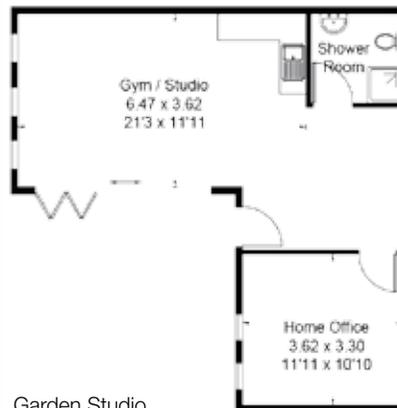
Ground Floor



First Floor



Second Floor



Garden Studio

FLOOR PLAN

Gross Internal Area (Approx) =
 401.4 sq m / 4321 sq ft (Excluding Void)
 Garage = 31.5 sq m / 339 sq ft
 Outbuilding = 52 sq m / 560 sq ft
 Total = 484.9 sq m / 5220 sq ft
 For identification only. Not to scale.



SPECIFICATION

KITCHEN

A charming, traditional kitchen in a shaker style with five-piece solid painted doors is given a modern twist, reflecting the character of the house. The British crafted kitchen designed for Aspen House features a combination of painted wood finishes with high quality Silestone worktops. A modern Rangemaster range oven and chimney mantle provides a focal point for the kitchen along with a generous central island. Sleek appliances by Siemens & Neff have been selected to complement the design and functionality of the kitchen.

- Rangemaster oven
- Siemens integrated microwave
- Siemens integrated glass fronted wine fridge
- Neff integrated larder fridge
- Neff integrated larder freezer
- Neff integrated dishwasher
- Neff integrated extractor fan – concealed within mantle
- Franke stainless steel double bowl undermount sink with Franke 4-in-1 boiling water / filter / hot / cold tap
- Soft closing doors and drawers
- Integrated pull out waste bin with recycling facility
- RAKO intelligent lighting providing configurable ambient & task lighting



UTILITY ROOM

- Units and worktops to complement kitchen
- Franke stainless steel single bowl undermount sink with Franke mixer tap
- Plumbing & waste for washing machine
- Ducting for tumble dryer
- Concealed boiler



MASTER EN-SUITE

The elegant and stunning master en-suite, with Bauhaus sanitary ware and complementing taps and showers by Crosswater plus feature mirror and vanity storage, add a hotel style touch to the master en-suite to create a stylish private space.

- Bauhaus sanitary ware
- Crosswater mixer taps and shower
- Wall hung lavatory with soft close seat & concealed cistern
- Free-standing bath with free-standing bath filler
- Low level shower tray with glass shower door
- Recessed shower shelf
- Ambient room lighting
- Steam free mirror with feature lighting
- Vanity storage with his & hers countertop basins
- Large format wall and floor tiles
- Heated chrome towel rail

FAMILY BATHROOMS AND SECONDARY EN-SUITES

Contemporary Bauhaus sanitary ware and Crosswater taps and showers are used throughout to create stunning bathrooms and en-suites.

- Bauhaus sanitary ware
- Crosswater mixer taps and shower
- Wall hung lavatory with soft close seat & concealed cistern
- Whirlpool bath to Bathroom
- Low level shower tray with glass shower door
- Recessed shower shelf
- Vanity storage to Cloakroom and Bathroom
- Large format wall and floor tiles
- Heated chrome towel rails

DECORATIVE FINISHES

We have carefully selected fixtures, fittings and subtle colours to create a refined and elegant environment.

- Bespoke helical staircase finished in solid American Walnut with powder coated steel spindles and balustrade
- Internal doors finished with high quality walnut veneer and contemporary stainless steel ironmongery
- Bespoke dressing room to master bedroom
- Decorative skirting and architrave with skirting blocks to doorways, white satin finish
- Walls painted in neutral tones
- Smooth ceilings in white emulsion
- Decorative coving to ground floor (excluding kitchen vaulted ceiling, utility room and wet rooms) and first floor landing

FLOOR FINISHES

- Large format floor tiles to entrance hall, orangery, kitchen/breakfast room, utility and cloakroom.
- Carpet to ground floor living room, dining room, playroom, study, first floor landing, all bedrooms and second floor including stairs
- Large format floor tiles to en-suites and bathrooms
- Hardwood timber treads to helical staircase

DOORS AND WINDOWS

- Composite front door
- White painted timber sliding sash windows and casement windows
- White painted timber half glazed external doors and fully glazed French doors
- Roof lights to kitchen and second floor rooms
- Automated timber up and over garage doors

HEATING AND WATER

- Gas fired boiler
- Underfloor heating system with individual neoStat digital room thermostats to ground floor
- Thermostatically controlled radiator heating to upper floors with neoStat zone control
- Heated chrome towel rails to en-suites and bathroom
- Hot water storage with neoStat control

ELECTRICAL

- Lighting provided by a range of recessed downlights, pendant fittings and feature lighting
- RAKO intelligent lighting to kitchen/breakfast room providing configurable ambient & task lighting
- Brushed stainless steel electrical switches to ground floor and first floor landing and white sockets throughout
- TV / Satellite / Data points to principal rooms & bedrooms
- Wiring for customer's own connection to Fibre Broadband
- Pre-wired for customer's own Sky+ connection
- External lighting to front and rear of property
- Light and power to garage
- Hard-wired smoke, heat & carbon monoxide detectors
- Security alarm system

EXTERNAL FINISHES

- Landscaping to front garden
- Landscaping to rear garden
- Paved patios
- Timber boundary fencing
- External tap to front & rear

CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete ground floor with timber upper floors
- Exterior treatments are a combination of buff facing bricks with stone sills and splayed brick window head details and black timber cladding
- Plain clay roof tiles

WARRANTY

- 10 year LABC warranty

GARDEN STUDIO

SHOWER ROOM

- Bauhaus sanitary ware
- Crosswater mixer tap
- Low level shower tray with glass shower enclosure
- Thermostatically controlled electric shower
- Large format wall and floor tiles
- Heated chrome towel rail



DECORATIVE FINISHES

- Internal doors finished in white with contemporary stainless steel ironmongery
- Decorative skirting and architrave, white satin finish
- Walls painted in neutral tones
- Smooth ceilings in white emulsion

FLOOR FINISHES

- Amtico flooring to gym/studio
- Carpet to home office



DOORS AND WINDOWS

- Grey painted timber framed windows and doors

ELECTRICAL

- TV / Satellite / Data points
- White electrical switches and sockets
- Electric radiator and water heating
- External lighting to front
- Hard-wired smoke detector



CONSTRUCTION

- Timber frame insulated external walls with Thermowood timber cladding
- Concrete floor



LOCATION

Great Shelford is a highly regarded and sought after village, just 4 miles to the south of the high tech University City of Cambridge.

The village offers a comprehensive range of local shops and amenities for everyday needs, including a butcher, bakers, Co-op and Tesco store, award-winning deli, grocer, chemist, restaurants, bike shop, shoe shop, newsagents, and a range of banks and public houses.

There is a primary school in the village and further schooling for all age groups in the area including notable independent schools in Cambridge such as St Faiths, The Perse CoEd, The Stephen Perse, King's College and St John's prep schools, The Leys and St Mary's.

A direct cycle path running alongside farmland and the railway leads to Addenbrookes Hospital and the newly established Medi-Park to the south of the City and on to Cambridge Station.

As well as a mainline railway station in the village with regular train services leading to both Cambridge and London Liverpool Street stations, services to King's Cross are also available from Cambridge station.

The M11 motorway is just 3 miles away (Junction 11) providing fast access to the M25, London and the south or north to the A14 which in turn connects with the A1/M1 and M6.

Stansted Airport is 24 miles to the south situated off Junction 8 of the M11.





Computer Generated Image

IMPORTANT NOTICE Savills, their clients and any joint agents give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Kingfisher Print & Design. 01803 867087. 16/12/14 OH



www.savills.co.uk

Savills Cambridge
Unex House
132-134 Hills Road
Cambridge CB2 8PA
ftizzard@savills.com
01223 347 147

Developed by

Fairfield
HOMES