



Northfield House, Comberton, Cambridge

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# Beautifully positioned country house with stunning rural views

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## Accommodation

Entrance Hall | Drawing room | Dining room | Study | Family room  
Kitchen/Breakfast room | Utility room | Boot room | Sun room |  
Principal bedroom suite | 6 further bedrooms | 2 further bathrooms.

Beautiful mature gardens | Swimming pool | Tennis court | Garaging | Stable block  
Paddocks and woodland.

In all about 13.98 acres.

## Situation

Northfield House is well located in an elevated position a mile to the north of Comberton. The village benefits from a range of amenities such as a village shop, post office, public house, pre-school, The Meridian Primary School and Comberton Village College with an 'Outstanding' rating from Ofsted. There is easy access to Cambridge City Centre, approx. 6 miles to the east, with a comprehensive range of amenities, the centre of the 'high tech' industry, internationally renowned Science Park and Addenbrookes Hospital/ Biomedics Campus. There are also a range of excellent independent schools on the west side of the City. Comberton is also well-placed for the M11 and Cambridge train station with access to London King's Cross and Liverpool Street.

## Distances

Comberton 1 mile, Cambridge 6 miles, Stansted Airport 30 miles

(All distances are approximate)



## The Property

Originally a modest farmhouse, Northfield House was substantially extended and modernised by the present owners and is now a spacious family home offering well proportioned rooms with far reaching rural views. The drawing room, study and dining room all have french doors leading to the garden and the property also benefits from a recently added bespoke sun room. The large kitchen is fitted with solid oak cabinet maker-designed units, as well as a four oven Aga, Quooker boiling water tap and integral Siemens appliances. The spacious open plan breakfast and family room leads off the kitchen towards the ground floor bedroom, a versatile space which would be suitable accommodation for a teenager, nanny or dependent relative, or as a playroom for younger children.

The first floor bedrooms comprise a wonderful triple aspect principle suite with views over the garden, 3 further double bedrooms with access to a large balcony and a recently refitted family bathroom. Two further bedrooms and shower room are found in the 'guest wing' via a staircase leading off the family room.

The property is approached via electric gates and a tree lined drive. The gardens, positioned to the south and west of the house comprise a small secure courtyard garden and a magnificent main garden of well maintained beds with some lovely specimen trees, mature shrubs and garden lighting. There is an extensive, recently redesigned split level terrace, outdoor kitchen and pergola offering ample space for al fresco dining. In addition to the tennis court there is a magnificent swimming pool area with integrated electric cover, recently replaced modern air source heat pump and useful pool house.

The stable yard comprises a brick built stable block which has six loose boxes, a tackroom, machinery store and feed shed. There is also a riding arena and garaging for 5 cars. In addition to well maintained paddocks secured by post and rail fencing there is a mature woodland and the property offers direct access for walkers and riders to footpaths and bridleways stretching across open countryside.





## Property information

**Services:** Mains water, electricity, oil fired heating, private drainage.

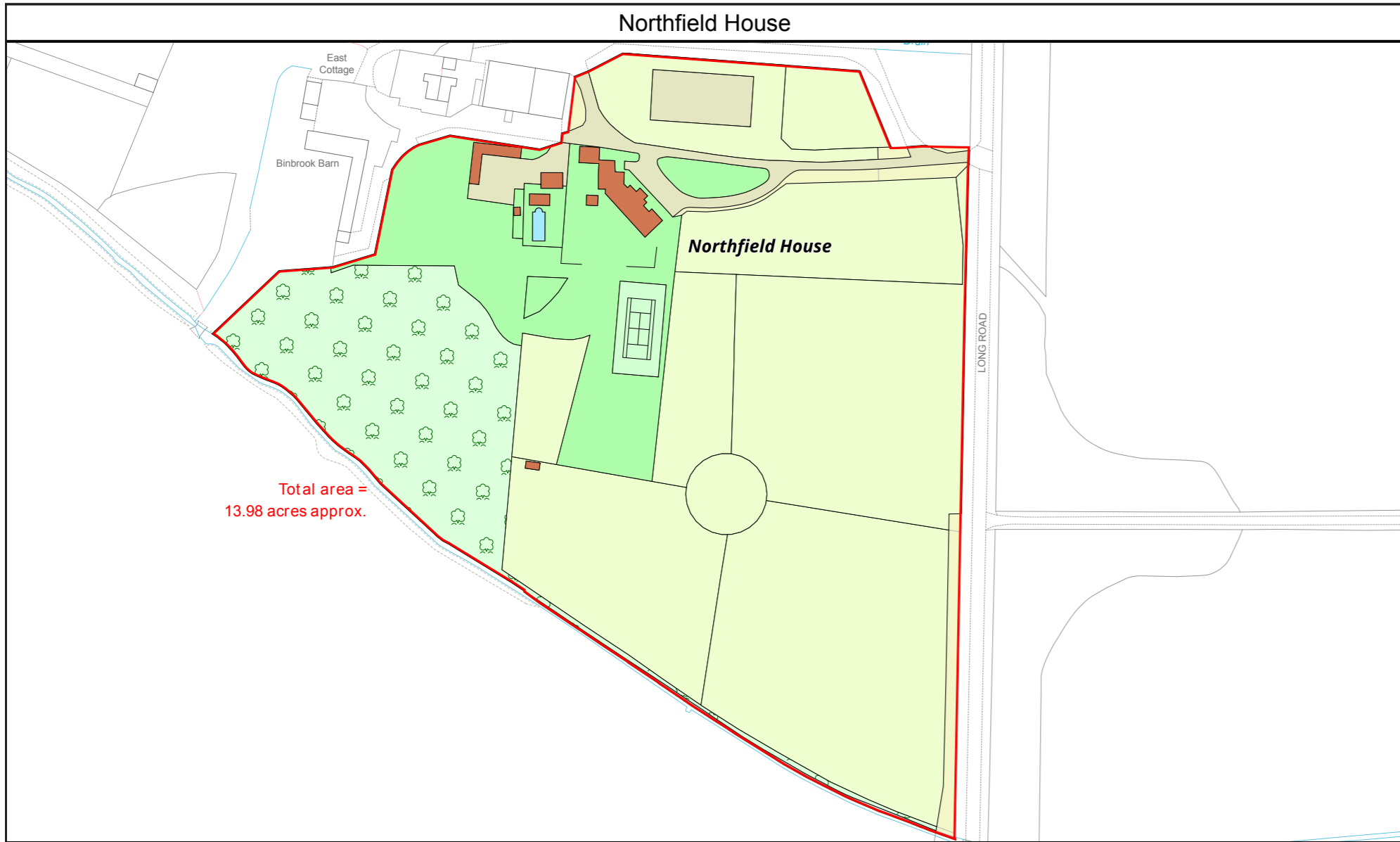
**Tenure:** Freehold.

**Council Tax:** Band G

**EPC:** D

**Viewing:** Strictly by prior appointment with the Knight Frank, LLP





Main House = 305.3 sq m / 3,286.4 sq ft  
 Pool House = 25.3 sq m / 272.6 sq ft  
 Stables = 114.3 sq m / 1,230.7 sq ft  
 Cart Store = 82.6 sq m / 888.6 sq ft  
 Total Area = 480.8 sq m / 5,175.7 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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