

33 Cambourne Road, Sandringham – Cover



SANDRINGHAM

State connection to the future

Behind the sweet 1940s facade lies a surprise: super seamless, streamlined living spaces, finds **Donna Fleming**

Bridget Robertson spent the best part of a year in tears after she and her family moved into their Sandringham home 12 years ago. "The house was such a mess," she recalls. "The first time my husband, Craig, had a shower he stepped out and put his foot through the floor – it was rotten. There were cracks in the toilet and when I went to open the vanity unit it fell apart."

"It probably didn't help that I had a new baby at the time, but the house was so awful I spent that first year crying!"

Today, it is hard to imagine the 1940s ex-state house could have been such a disaster zone. Over the years Craig and Bridget have turned it into a striking family home that thoughtfully blends character features with contemporary renovations.

"From the front it's still obviously a state house, and quite a plain Jane, so people are surprised to see what the back's like," says Bridget, referring to the striking cedar extension they added.

When the Robertsons first renovated shortly after buying the house they used CAD (computer aided design) for the makeover. When they decided to enlarge it four years ago, they commissioned architect Jeremy Purcell. "That was the best thing we could have done – his expertise made a huge difference," says Bridget. "The brief we gave him was that we wanted 'bigger' and we are so happy with what we have got."

Jeremy says it was difficult to enlarge the house without compromising features such as the perfectly square floor plan, symmetrical street elevation and pyramid-shaped roof. So his strategy was to "treat the new additions as appendages attached to an entity of greater importance". At the same time, he made sure the old and new parts of the house had a "seamless spatial connection".

It's clear as you walk up the path through the landscaped garden to the wooden front porch that this is a house with a unique personality.

The front door opens into a welcoming lobby, off which is a study. The lobby leads into the large designer kitchen – one of Bridget's favourite parts of the home – which opens up to the back deck via a wall of bifold doors. In this location, it has



***Off-street parking for 2 cars**

33 CAMBOURNE RD

SIZE: Land 612sq m, house 151sq m, studio 37.8sq m including porch.

PRICE INDICATION: Interest expected above \$1.1 million.

INSPECT: Sat/Sun 2-2.45pm. Auction 6pm, November 4 on site.

SCHOOLS: Balmoral Primary and Intermediate, Mt Albert Grammar, Auckland Girls' Grammar.

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PHOTOS:GETTY IMAGES

become the much-used hub of the home.

"A lot of people come in, sit down at the bench and never move from there," says Bridget. "I wanted it to be the soul of the house and it is."

She and Craig saved up for the best kitchen they could afford, and are delighted with the ample storage space, gas oven, composite stone bench tops and handmade red tiles.

Next door is a dining room that has room for a sofa, so it doubles as a sitting/TV room. Cavity sliders can shut it off from the kitchen.

The large lounge is in the extension at the back of the house and its doors open to the expansive deck: a great spot for entertaining. The lounge includes a large picture window that frames the view out over the garden, including a sleepout, also designed by Jeremy.

"We were keen on the industrial look," says Bridget of the room, which has a concrete floor and concrete block and plywood walls. It has a large ensuite, and has been the perfect space for teenage son Harry. It would also make an ideal home office because it can be accessed from a path down the side of the house, or a games room.

Inside, Harry's original bedroom is now a guest

room, while daughter Billie has a sunny bedroom at the front of the house. The master bedroom has a walk-in wardrobe and an ensuite that was created by closing in a side porch.

The family bathroom, which incorporates the laundry, has been remodelled and is no longer the health hazard it once was.

Over the years, the Robertsons have added everything from skylights and gas central heating through to pull-down stairs to a huge storage attic. They help to make this a home that not only looks great, but is comfortable and practical.

They're selling because they are moving to rural land they own up north.

"We're going to do the country thing but we'll miss living in Sandringham – we're so close to shops, schools, cafes, public transport and the city here," says Bridget.

She says the countless hours and large sums of money they spent transforming the house were worth it. "It took us a long time, but we got there in the end and we love it," she says. "Would I do it again? No!"

ON THE WEB: bayleys.co.nz/1700132

TODAY BARFOOT & THOMPSON MANUKAU		The following will Not be offered prior to 11:00 AM		THURSDAY BARFOOT & THOMPSON PUKEKOHE		SATURDAY ON SITE	
24 Cavendish Drive, Manukau		11. 70 Travis View Drive,	Albany	68 King Street Pukekohe		1.30pm	31 Kelvin Heart Drive, Dannemora
3:00pm	13 Coachman Drive, Dannemora	12. 225 Millwater Parkway,	Milwater	5:00pm			
TODAY BARFOOT & THOMPSON PAPATOETOE		13. 2/11 Regatta Road,	Torbay	1. 32 Harris Street,	Huntly	TUESDAY 28th October CONFERENCE CENTRE, MANUKAU SPORTS BOWL, Te Irirangi Drive, Manukau	
Cnr Gt South Rd & Kolmar Rd, Hunters Cnr		14. 31 English Oak Drive,	Albany	2. 39 Reynolds Road,	Pukekohe	12:00pm (order not set as yet)	
4:00pm	89 Victoria Road, Papatoetoe	15. 21A Nukumea Common,	Crows	3. 85 Kitchener Road,	WITHDRAWN	53 Hassler Crescent,	Mellons Bay
TODAY BARFOOT & THOMPSON GREENLANE		16. 20 Waitoki Road,	Waitoki	4. 93 East Street,	SOLD	58 Reva Road,	Maraetai
255A Great South Road, Greenlane		17. 118 Mollyhawk Rise,	Arkes Bay	THURSDAY ON SITE		378 Macleans Road,	Bucklands Beach
5:00pm		18. 7 Stubbs Place,	Fairview Heights	5:30pm	1010 East Coast Road,	146 Point View Drive,	East Tamaki Heights
1. 23H Vause Street,	Ellerslie	19. 29 Ridgedale Road,	Silverdale	6:30pm	12 Cranston Street,	110 Everglade Drive,	Totara Heights
2. 23A Vause Street,	Ellerslie	20. 1/ 394 Glenfield Road,	Glenfield			30 Windoma Circle,	Manukau
TODAY ON SITE		21. 18 McPhail Street,	Birkdale	THURSDAY BARFOOT & THOMPSON ONEHUNGA		25 Meadway,	Sunnyhills
4:45pm	3A Eban Avenue,	22. 2/ 8 Park Hill Road,	Birkenhead	224 Onehunga Mall, Onehunga	Onehunga	35B West Fairway,	Goitlands
5:00pm	91 Pt England Road,	23. 2A Carlisle Road,	Browns Bay	6:00pm	4/8A Wade Avenue,	16 Tate Grove,	Half Moon Bay
5:30pm	45 Beach Haven Road,	24. 221A East Coast Road,	Campbells Bay	FRIDAY 34 SHORTLAND ST Auckland City		260B Bucklands Beach Road,	Bucklands Beach
6:00pm	6 Yang Place,	25. 4/ 11 Parrnill Place,	Albany	10:00am		4/ 7 Hill Road,	Papatoetoe
	60 Chippendale Crescent,	26. 10 Royalty Rise,	Albany	SOLD		267 Portage Road,	Mangere
		27. 74 Langanua Avenue,	SOLD	SOLD		58 Hallberry Road,	SOLD
		28. 1/ 87 Saddleback Rise,	SOLD	SOLD		45 Claude Road,	Manurewa
		29. 39A Alexander Avenue,	SOLD	SOLD		48 Whitford Road,	Howick
		30. 26 Montana Avenue,	SOLD	SOLD		1/ 25 Aranui Road,	Mount Wellington
		31. 28 Hutton Road,	SOLD	SOLD		3 Italia Grove,	Mt Wellington
		32. 2/ 426 East Coast Road,	SOLD	SOLD		26A Opal Avenue,	SOLD
		33. 15 Northbrook Close,	SOLD	SOLD		3/ 22 Cherry Road,	Bucklands Beach
		34. 62 Roland Road,	SOLD	SOLD		8 Scotts Field Drive,	Takapuna
		35. 11 Rutgers Place,	SOLD	SOLD		TUESDAY 28th October ORCHARD ESTATE 66 Cobham Road, Kerikeri	
		THURSDAY 34 SHORTLAND ST Auckland City				5:00pm	7 Queens Street, Warkworth
		1. 4 Blackett Crescent,	Meadowbank			TUESDAY 28th October ON SITE	
		2. 200B Main Highway,	Ellerslie			5:30pm	1/31 Tui Glen Road, Birkenhead
		3. 2/ 24 Mays Road,	Onehunga				
		4. 25 Arabi Street,	Sandringham				
		5. 93A Canal Road,	Avondale				
		6. 26 Mays Road,	SOLD				

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