



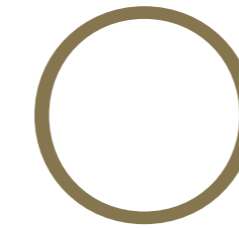
EH

EXQUISITE
HOME

PERFECTLY PLACED

Cambridge is an endlessly fascinating city, made up of a number of wards and surrounded by pretty villages and open countryside. To the west is Newnham, which was mentioned in the Domesday Book of 1086 and owes its current position and prosperity to its situation on a dry part of land away from the flood plain of the River Cam. It is home to several Cambridge colleges and is a much sought-after and popular part of the city within a ten minute walk of Kings College and the centre of the city. The delightful village of Grantchester is just a mile away in the other direction with its beautiful water meadows, Grade II* listed medieval church, several pubs and many pretty thatched cottages.





n a quiet road is this handsome, much-improved detached house with accommodation arranged over three floors. Thought to have been constructed in 1970, the present owners bought it in 2006, attracted by its wonderful location, good size and the fact that every room downstairs has access outside to the garden. Since moving in, they have completely reconstructed the top floor, converted the garage into a music room, utility room and store, refloored, installed a new kitchen and bathrooms, put in new doors and windows and redecorated throughout. The house has a large drive which can easily accommodate up to 4 cars and an attractive wraparound garden. Partly paved, partly laid to lawn, it has wide flowerbeds planted up with shrubs and herbaceous perennials. A mature and vigorous wisteria climbs up the house and balcony, covering it in fragrant purple spikes when in flower. The front door opens into a glass porch and thence into the large, light filled hallway. With its grey Karndean floor and grey painted wide wooden staircase, it is an extremely inviting space with added value from the smart downstairs cloakroom. To the right is the spacious, dual aspect, light filled sitting room with built in cupboards, a wooden floor and patio doors on to the garden. This is the main family space and has played host to many happy Christmases, New Year celebrations and parties.

To the left is the sleek contemporary kitchen/dining room, architect designed and built by a local carpenter. With its pale birch cabinets, black granite and stainless steel worktops, island with sink and two integrated dishwashers, Karndean flooring, integrated Miele double electric oven and induction hob and plenty of room for a dining room table and chairs and furniture, this is a space which perfectly unites clever design and modern comfort. The fridge and freezer are in the pantry and the utility room has a second sink plus plumbing for a washing machine and tumble dryer. To the rear of the house is the delightful music room with ceiling beam and a door on to the garden. It could equally be used as a home office, a playroom or a snug if desired. The ground floor accommodation is completed by the useful store, currently used for storing bikes.



A Contemporary Space



"The property has been designed to maximise space and light..."



The wide wooden staircase painted in dark grey leads up to the first floor with its large, sunny landing benefiting from its own balcony around which twines the mature wisteria. The owners use this lovely space frequently, enjoying the peace and quiet and the views over Newnham. There are four double bedrooms on this floor, one with built in wardrobes and all a really good size with lovely outlooks. One is currently being used as a home office. There is a smart three piece shower room with his and hers sinks and a chrome towel heater. A staircase leads up to the second floor where the principal bedroom can be found. Large, spacious and sunny, it benefits from a balcony, the ideal place to enjoy an early morning cup of tea, breakfast or even a cocktail as the sun goes down over Cambridge and the Fens. The other bedroom on this floor also has a balcony, a delightful and unusual feature much enjoyed by the owners. Both are bathed in sunshine and natural light in the mornings and the only sound is birdsong. The elegant, contemporary four piece family bathroom has a bath with shower over, his and hers sinks and a chrome towel heater. Versatile and flexible, the three floors all offer plenty of space and light.

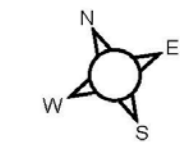
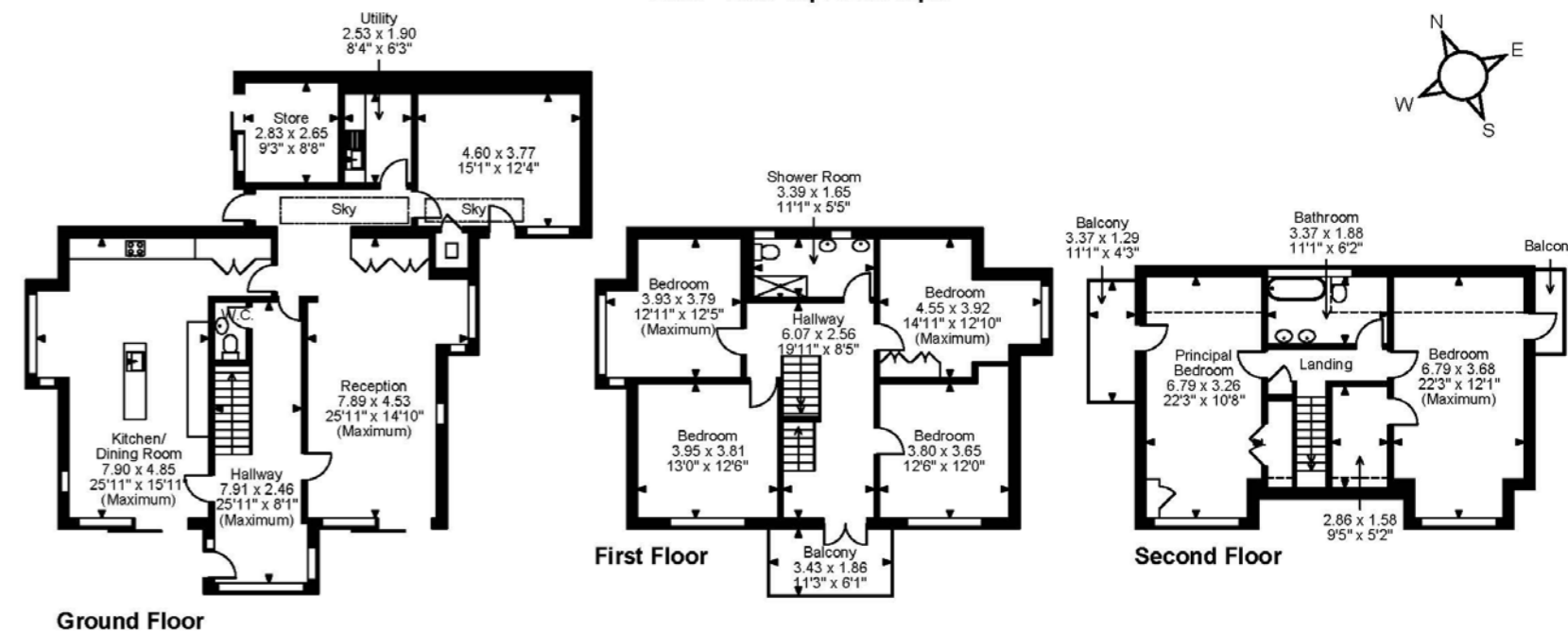
LOCATION

The wraparound garden has a greenhouse and has been thoughtfully planted up to give colour, texture and interest all year round. The garden is accessible from all the rooms on the ground floor and the owners feel that there is no demarcation between the inside and the outside of their house. Perfect for all seasons, it is sunny, pretty and tranquil, the ideal place to unwind after a day at work or to entertain.

Wolfson College is opposite and Kings College and the city centre are a ten minute bike ride away. In the other direction, out towards Grantchester and the water meadows, one can be in fields and open countryside in only five minutes. The location is absolutely ideal for those who work in Cambridge and is also very good for commuters to London. Transport links are excellent, with the M11 running south to London and linking to the A14 north of the city. Regular fast trains leave from the main station to London King's Cross and Cambridge North connects the city with Colchester and Ipswich. Set in a much sought-after location, with versatile and spacious accommodation, off street parking and a pretty garden, this is a delightful family home full of charm.



Approximate Gross Internal Area
Main House = 2806 Sq Ft/261 Sq M **Store = 81 Sq Ft/8 Sq M**
Balcony external area = 136 Sq Ft/13 Sq M
Total = 2887 Sq Ft/269 Sq M



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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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