

14 SEDLEY TAYLOR ROAD



CAMBRIDGE



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CAMBRIDGE, CB2 8PW

*Substantial, well situated and elegant family house with
large west facing gardens*

3,239 sq ft comprising reception hallway • sitting room • dining room
garden/family rooms • kitchen/breakfast room • larder • WC

4/6 bedrooms (or guest/teenager suite) • study • family bathroom • shower room

Single garage • large west facing gardens.

In all 0.38 of an acre



Savills Cambridge
Unex House, 132-134 Hills Road,
Cambridge CB2 8PA

Contact: Stewart Chipchase
schipchase@savills.com
01223 347 147

www.savills.co.uk





Situation

14 Sedley Taylor Road is situated on the west side of this sought after leafy road, just south of the historical city centre with good access to Addenbrookes Hospital and the M11 (junction 11) heading south towards London.

Comprehensive shopping facilities are available in Cambridge which includes a busy daily market and Grand Arcade shopping mall along with a John Lewis collection depot and Waitrose supermarket at Trumpington. Additional smaller Tesco and Sainsbury's supermarkets are also available at 'Cambridge Leisure' – a multi screen cinema and bowling alley complex which also has a number of well known restaurants and a live music venue, 'The Junction'.

The City also has a wide variety of recreational and cultural amenities including 31 Cambridge Colleges and a number of

large open spaces and parks. The University Botanical Gardens, a large 40 acre garden with an abundance of planting from all over the world and mature specimen trees and Victorian glass houses is situated along Trumpington and Hills Roads.

Cambridge station is 1.5 miles distant with services to London from around 48 minutes. Addenbrookes Hospital and Cambridge Biomedical Campus (CBC) is about ½ mile to the south which will be home to academic, commercial and healthcare facilities for some 17,000 people working at the 140 acre medical campus.

Schools in all age groups in both the state and independent sectors are in Cambridge including The Perse and St Faith's schools and Hills and Long Road Sixth Form Colleges in the close vicinity.



Description

14 Sedley Taylor Road is a well proportioned detached house extending to 3,239 sq ft of accommodation laid out over 3 floors. The property was constructed around 1930 of red brick and painted rendered elevations beneath a clay tiled roof. The property was subject to refurbishment and extension programs in 1993 and 2001 by the current owners to include the installation of new timber framed double glazed windows and a loft conversion.

The property is approached via a covered storm porch which leads to a beautiful reception hall with exposed floorboards and original stained glass within the entrance door and to the southern elevation. To the east is a large dual aspect dining room and has a wide bay window and 2 wide recessed arched niches. To the rear is the sitting room with 'Arts & Crafts' style timber frame with recessed fireplace, there is a glazed door which then leads to the west facing terrace and gardens. The kitchen/breakfast room has been comprehensively

re-fitted with a good combination of cabinets, drawers and tall wall mounted cupboards, there is also a walk-in shelved larder and ample space for an informal dining table and chairs. To the rear, which has glazed double doors, again leading to the terrace is the garden/family room.

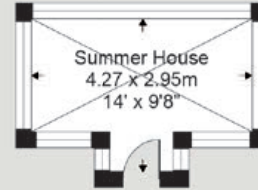
At first floor, radiating off the large landing are 4 bedrooms, the master and second bedrooms are both dual aspect and have attractive original glazed tiled fireplaces by 'Bell of Northampton'. There is a family bathroom along with an adjacent shower room and a study/library to the rear with bookcases fitted to two walls. As mentioned earlier, the loft space was converted which has now created a large guest suite or teenager's den with 3 double wardrobes and a vanity unit with basin. There is ample space for this to be a guest family suite or could be 'divided' into bedroom and sitting areas.

The remainder of the accommodation retains many original features including panelled doors and deep skirting and can be seen in greater detail on the attached floor plans.

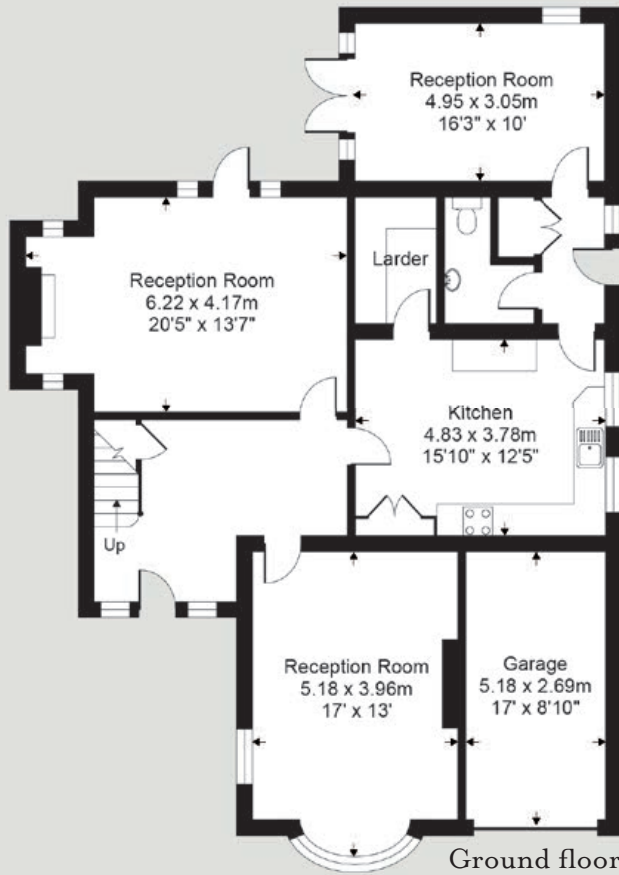
The property is approached via a wide in-out gravel driveway with pathways either side leading to the rear garden. There is a single integral garage, which could be incorporated within the house if larger accommodation is required. The rear garden is of particular interest and has been beautifully designed and maintained by the owners. There is a long formal lawn with symmetrical timber pergolas and mature planting beneath. To the rear is a modern brick built greenhouse and 'hidden' compost/storage area, whilst adjacent to the house is a wide paved terrace which descends to the lawn and pea shingle pathway. The property backs onto sports playing fields and can be seen from the first floor accommodation.

Gross internal floor area (approx):
 300.9 sq m / 3239 sq ft
 (excludes outbuilding & includes garage)
 For Identification only - Not to scale

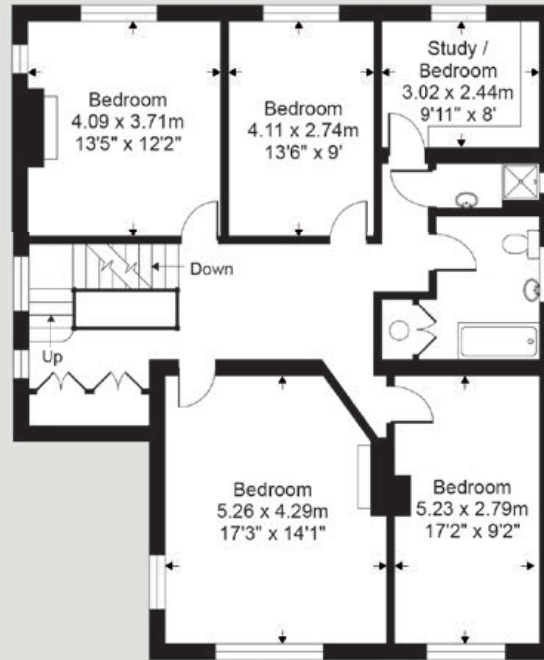
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



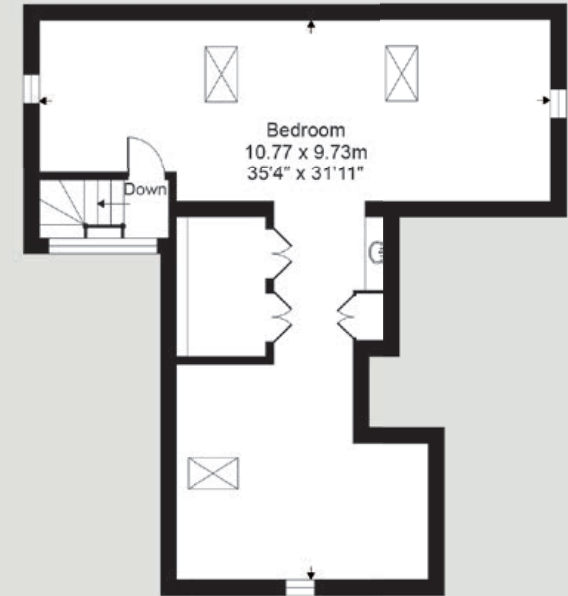
Outbuilding



Ground floor



First floor



Second floor



GENERAL REMARKS AND STIPULATIONS

Local Authority

Cambridge City Council

Services

All mains services are connected.

Outgoings

Council Tax Band G

Directions

Leaving Cambridge in a southerly direction, proceed onto Regent Street and onto Hills Road. Continue over the railway bridge towards Addenbrookes Hospital. Turn right onto Luard Road and follow the road as it bears round to the left and becomes Sedley Taylor Road. Number 14 is found shortly on the right hand side.

Viewing

Strictly by prior appointment with the sole agents Savills (UK) Ltd.



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