



EH
EXQUISITE
HOME



YOUR DREAM HOME AWAITS IN THE HEART OF CAMBRIDGE

Discover a unique opportunity to own this stunning four bedroom link-detached home located in the picturesque Gough Way, a serene cul-de-sac in the highly sought-after Newnham neighbourhood. Combining comfort, convenience, and charm, this property offers an exceptional lifestyle.

KEY FEATURES:

- **Double Glazing & Gas Central Heating:** Enjoy energy efficiency and year-round comfort throughout the home.
- **Flexible Accommodations:** The adaptable layout allows for various applications—be it a family room, office, or play area—catering to your lifestyle needs.
- **Spacious Living Room:** This bright, south-facing living space is designed for relaxation and entertainment, highlighted by sliding patio doors connecting to the beautiful rear garden.
- **Additional Reception Room:** Perfect for a second study or play area, offering you the versatility for family activities or home office needs.
- **Well-Equipped Kitchen:** The kitchen features fitted units and an inviting breakfast area, making it the perfect spot for casual dining and entertaining.
- **Utility Room:** Conveniently located off the kitchen, this space is ideal for laundry and storage, with direct access to the garage.
- **Four Generous Bedrooms:** With built-in cupboards and ample space, these beautifully appointed rooms provide comfort and privacy. Ideal for families or guests.
- **Modern Bathroom Facilities:** Including a separate shower and bathroom for added convenience.
- **Enclosed Garden:** A beautifully landscaped garden offers a private oasis, perfect for relaxation or outdoor gatherings.
- **Charming Pergola & Wisteria:** Adorned with blooming wisteria, this picturesque spot is perfect for summer entertaining.
- **Soothing Waterfall Feature:** Enjoy the calming sound of flowing water creating a serene ambiance in your outdoor space.
- **Lawn & Trees:** The well-maintained lawn provides ample space for play and relaxation, surrounded by lovely trees offering beauty and shade.
- **Triple Car Parking Space:** A unique feature adding convenience for transporting items effortlessly.

LOCATION & COMMUNITY:

- **Cambridge Station:** Just a short cycle ride away, providing direct trains to London in approximately 47 minutes.
- **Cycling Community:** Many residents choose to cycle, offering a refreshing alternative to traffic congestion.
- **Prestigious Independent Schools:** Surrounded by renowned schools like St John's College School and St Mary's School, offering excellent educational opportunities ranging from early years to secondary education.

A Hidden Gem in Cambridge. If you land a home in Newnham, you've truly struck gold. Nestled in the picturesque southwest corner of Cambridge, this enchanting neighbourhood is celebrated for its village-like atmosphere and vibrant community spirit. With abundance of greenery and direct access to a variety of amenities, Newnham is ideally located near the tranquil River Cam and its surrounding nature reserves, making it a perfect retreat for both relaxation and adventure.

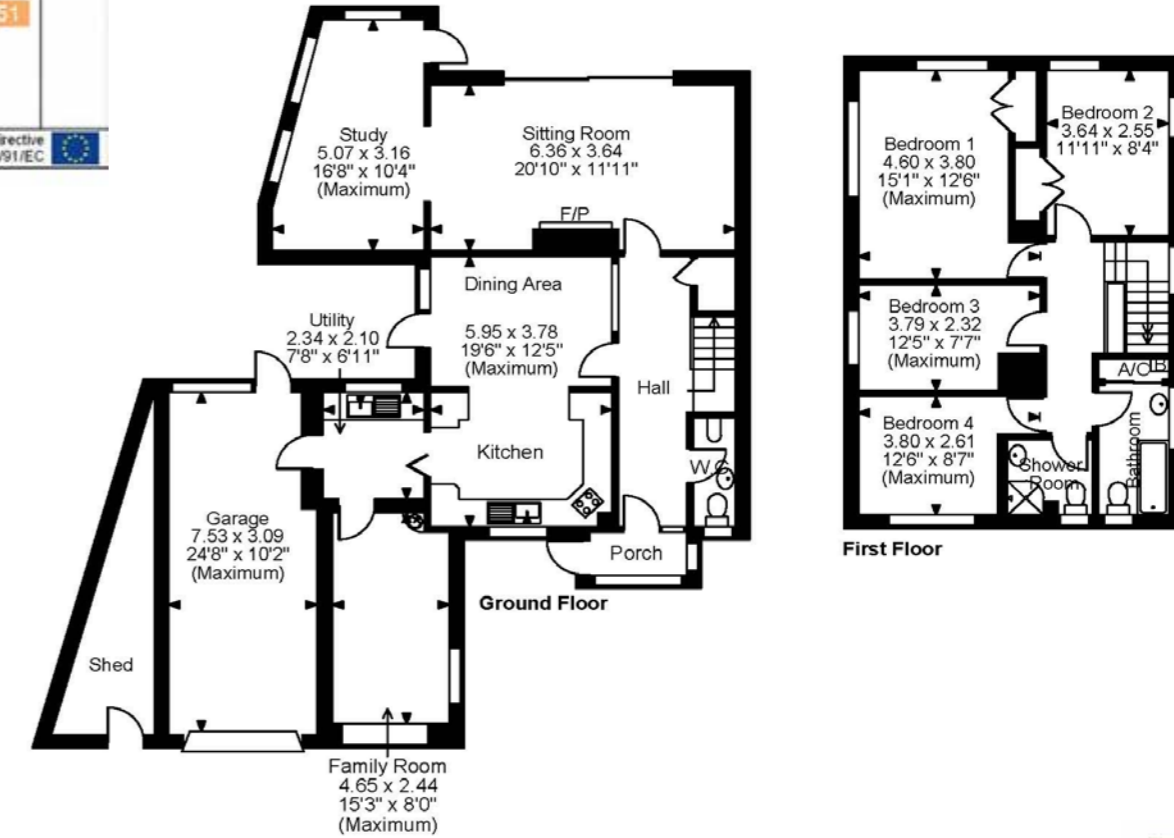
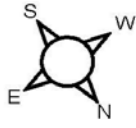


Newnham is more than just a location; it's a thriving community rich in culture, convenience, and connection to nature. With outstanding amenities, diverse dining options, excellent schools, and stunning surroundings, it's no surprise that this suburb stands out as one of the most desirable places to call home in Cambridge.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| (92+) | A | | |
| (81-91) | B | | 81 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 51 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| www.epc4u.com | | | |

Approximate Gross Internal Area
 Main House = 1679 Sq Ft/156 Sq M
 Garage = 242 Sq Ft/22 Sq M Shed
 = 87 Sq Ft/8 Sq M
 Total = 2008 Sq Ft/186 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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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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