

Orchard End, 102 Glebe Road, Cambridge





Orchard End,
102 Glebe Road,
Cambridge, CB1 7TA

An exceptional family house built in 2015 to a high specification with a large garden in a secluded position, set well back from the road.

City Centre 2 miles, Addenbrooke's Hospital/Biomedical Campus 0.5 of a mile, Mainline Railway Station (King's Cross and Liverpool Street lines) 1.5 miles, M11 (Junction 11) 2 miles (distances are approximate).

Gross Internal Floor Area: Main House 3,520 sq ft (327 sq m) plus Double Garage with Home Office/Studio above 786 sq ft (73 sq m). Total: 4,306 sq ft (400 sq m).

Ground Floor: Reception Hall, Coat/Boot Room, Shower Room, Sitting Room, Study/Family Room, Kitchen/Breakfast/Dining Room, Utility Room.

First Floor: Master Bedroom with En Suite Shower Room and Adjoining Dressing Room/Bedroom 4, 2 further Bedrooms and 2 further Bath/Shower Rooms (1 En Suite).

Second Floor: Bedroom 5/Games Room (could easily be converted to 2 Bedrooms), Bathroom.

Outside: Parking for Several Cars, Detached Double Garage with Shower Room and First Floor Home Office/Studio. Fully enclosed Rear Garden.

In all about 0.42 of an acre (0.172 hectares).

Please read Important Notice on the last page of text



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Particulars of Sale

Location

Glebe Road is one of the most highly regarded roads in this prime, south city location. It is conveniently situated for access to Addenbrooke's Hospital and the Cambridge Biomedical Campus, which is planned to be one of the largest centres of health science and medical research in the world. The property is also well placed for access to a mainline railway station with services to London's King's Cross and Liverpool Street in approximately 52 minutes and 67 minutes respectively.

A number of leisure and sporting facilities are within walking or cycling distance including Hills Road Sports Centre, providing indoor and outdoor tennis courts, gym, etc. and Cambridge Leisure, a supermarket, cinema, ten pin bowling and restaurant complex, to the north of Cherry Hinton Road.

An excellent choice of state and independent schools are within close proximity including The Pelican Preparatory School, Morley Memorial Primary School and The Perse (Boys) together with Sixth Form Colleges in Hills Road and Long Road.

Situation

Orchard End is approached over a long private driveway (shared with one other property) in a delightful setting on the south side of Glebe Road.

Description

Constructed with brick elevations under a tiled roof, this substantial family house was built to an exceptionally high standard by the present owners in 2015 and was designed with considerable attention to detail, creating a luxurious feel throughout.

The well proportioned accommodation, arranged over three floors, benefits from high ceilings and large windows and offers tremendous versatility suitable for a variety of needs.



Particulars of Sale

Features of particular note include:-

- * **Gross Internal Floor Area** extending to an impressive 3,520 sq ft (327 sq m).
- * **Excellent Reception Hall**, accessed via a fine Portico Entrance and double doors, with porcelain tiled floor and bespoke oak staircase to Galleried Landing.
- * **Magnificent Kitchen/Breakfast/Dining Room** 30' 9" x 13' 10" (9.37m x 4.21m) which provides a wonderful area for family and social entertaining with bi-fold doors to a large Terrace and Rear Garden. There is an extensive range of base and wall cabinets, quartz work surfaces and island unit with oak bar. Quooker boiling water tap and Doulton water filtration system, built in ironing board, American style Samsung fridge/freezer and excellent range of integrated Siemens appliances comprising fan oven, steam oven, combination oven, ceramic hob with extractor fan over, coffee machine, wine cooler and plate warming drawer. (There is also an integrated washing machine, dishwasher and water softener unit within the adjoining Utility Room). Opening to:-
- * **Superb Sitting Room** with contemporary feature fireplace, oak floors and bi-fold doors to large paved Terrace.

- * **Spacious Master Bedroom** with French doors to 'Juliet' balcony, adjoining Dressing Room (further Bedroom, if required) and En Suite Shower Room with 2 person hydro/steam cabin with overhead rain shower, steam generator and hydro massage jets.

- * **3 further Bedrooms** and 4 stylish Bath/Shower Rooms (2 En Suite), with electronically operated showers. The open plan second floor accommodation could easily be converted to create 2 separate bedrooms.



Particulars of Sale

- * **Gas fired underfloor heating with individual room temperature control panels.**
- * **Air circulation exchange system.**
- * **Integrated vacuum system.**
- * **Cat6 cabling for Smart Home Network providing flexibility on how to distribute and access telephone, computing, security and entertainment services throughout the property.**
- * **Security Alarm and cctv.**
- * **6 year New Home Warranty.**

Outside

The long private driveway from Glebe Road leads to an extensive gravelled area with central circular paved terracing to the front of the house. There is parking space for several cars and access to a **Detached Garage/Studio Block** of brick and tile construction comprising **Double Garage 24' 3" x 17' 9" (7.38m x 5.40m)** with twin remote controlled roller doors to front, power, light, **Shower Room**, personal door to adjoining **Covered Storage Area** to side and internal staircase to **First Floor Home Office/Studio 24' 3" x 13' 8" (7.38m x 4.46m)**.

A further gravelled area to the north of the house, accessed by a large gated entrance, provides space for a boat or caravan, etc.

The Gardens

The large enclosed garden lies predominantly to the east and south of the house. An extensive paved Terrace adjoins the rear elevation with steps leading down to an extensive area of lawn interspersed with meadow grass and a variety of trees and shrubs.

In all the property comprises 0.42 of an acre (0.172 hectares).

Right of Way

There is a right of way over the driveway in favour of 104 Glebe Road.



Particulars of Sale

Local Authority

Cambridge City Council t: 01223 457000

Outgoings

Council Tax Band: G
Council Tax Payable 2015/16: £2,611.03

Services

All mains services are connected to the property.

Fixtures and Fittings

All items normally designated as tenant's fixtures and fittings including curtains and light fittings, are expressly excluded from the sale. However, certain items may be available by separate negotiation.

Tenure and Possession

The property is for sale freehold with vacant possession on completion.

Viewing

By prior telephone appointment with Bidwells
t: 01223 841842.

Enquiries to: Chris Carey and Robert Couch

Health and Safety

In the interest of Health and Safety, please ensure that you take due care when inspecting any property.

Energy Performance Certificate

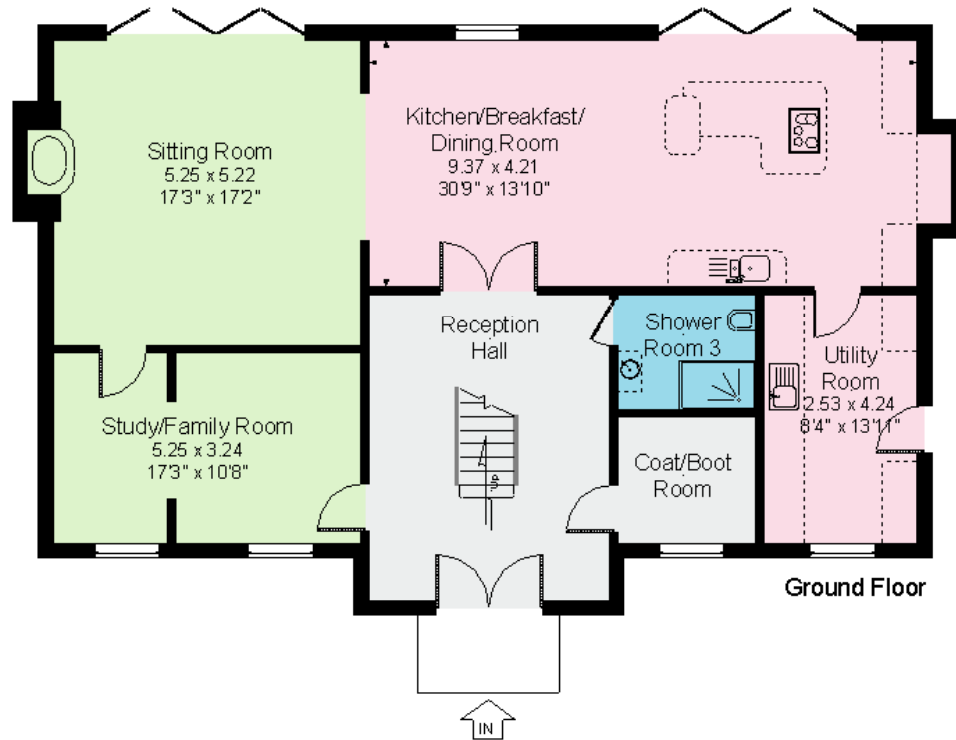
Rating: B



Ground and First Floor Plans

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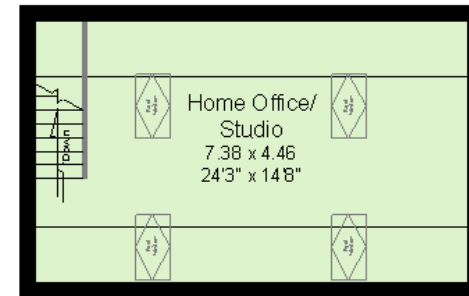
Gross Internal Area House : 327 m² (3520 ft²)
 Garage/Studio Block : 73 m² (786 ft²)



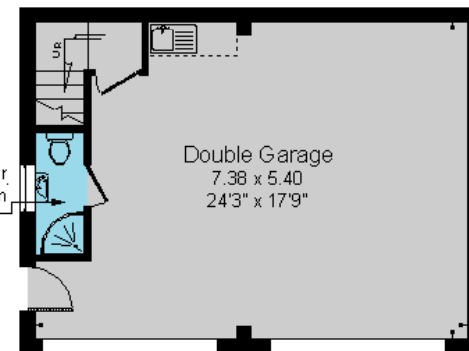
- Bedrooms
- Bathroom
- Reception
- Kitchen/Utility
- Circulation
- Garage



Garage/Studio Block



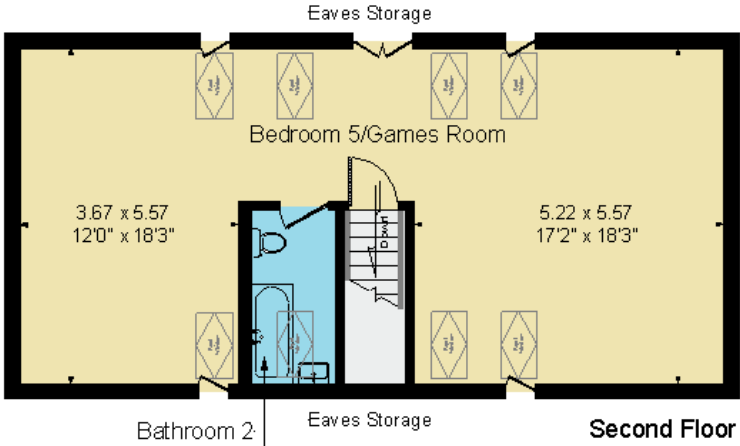
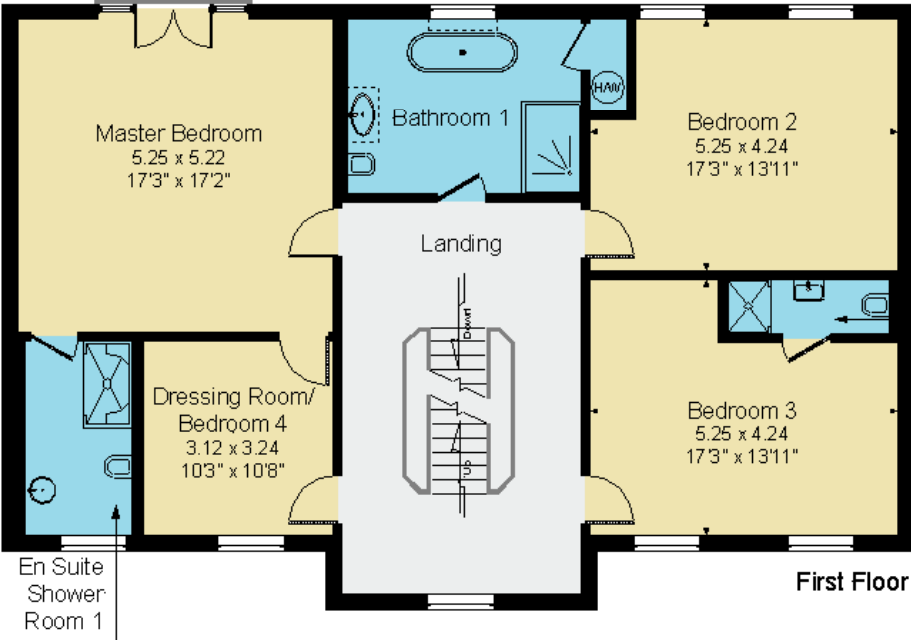
First Floor



NOT TO SCALE: For guidance purposes only

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Second Floor and Garage/Studio Block Plans



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Site and Location Plans

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