



Jubilee House, 23 Broadway, Grantchester, Cambridge, CB3 9NQ
Guide Price £950,000 Freehold



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AN INDIVIDUAL ARCHITECT DESIGNED DETACHED FOUR BEDROOM FAMILY HOME WITH GREAT SCOPE FOR ENLARGEMENT OR RECONFIGURATION (STPC) OFFERING GENEROUSLY PROPORTIONED ACCOMMODATION OF APPROXIMATELY 1800 SQ FT SET WITHIN PRIVATE MATURE GARDENS AND GROUNDS IN THIS HIGHLY SOUGHT-AFTER AND RARELY AVAILABLE CAMBRIDGESHIRE VILLAGE

Reception hall - kitchen/breakfast room - living room - dining room - garden room - utility room - 3 ground floor bedrooms - family bathroom and WC - ground floor study - first floor bedroom with en suite bathroom - first floor sitting room - driveway parking and double length garage - front, side and rear gardens

LOCATION

Grantchester lies close to the City in the valley of River Cam and is separated from the City by Grantchester Meadows. The edge of the built up part of the City at Newnham is less than a mile distant and the village is surrounded by open countryside across which there are some wonderful walks. Just 2 miles south west of the University Centre the village is one of the most sought after areas around Cambridge and is ideally placed for access to the main road network, the M11 (Junction 12) and the A14, both within just a minutes drive. Primary school education facilities are available in nearby Barton and Newnham Croft and secondary at Comberton Village College, along with a number of schools in Cambridge within easy reach. There are also four well regarded Public Houses.

THE PROPERTY

Jubilee House enjoys a wonderful position tucked away within a tranquil no-through road, backing onto farmland, within close distance to the heart of one of Cambridgeshire's most eagerly sought-after and picturesque villages. Surrounded by the beautiful Grantchester Meadows running alongside the River Cam and having only changed hands twice in its history, this really is a rare opportunity indeed.

The rather flexible accommodation comprises a full height reception hall with vaulted ceiling, two reception rooms and a study. There is a well-equipped kitchen/breakfast room with utility room just off. The inner hallway gives way to three bedrooms and a study plus a bathroom and separate WC. On the first floor there is a galleried landing, a large dual aspect sitting room with mono-pitch roof and exposed timber beams. The master bedroom also enjoys a dual aspect with vaulted ceiling and fitted wardrobe cupboards and a large en suite bathroom. Outside the property is set back and approached via a private road. The house in fact is not visible from the main road, only its garage door. There is parking for two cars in front of the double length garage which has an up and over door, power and light connected and opens to an adjoining workshop. The principal garden is to the front and mainly laid to lawn, fully enclosed by a high hedge affording the garden total privacy. The side kitchen garden is also laid to lawn with a paved patio, brick-built barbeque, flower and shrub borders and beds and a selection of specimen trees. The rear garden is mainly laid to lawn and backs onto farmland.

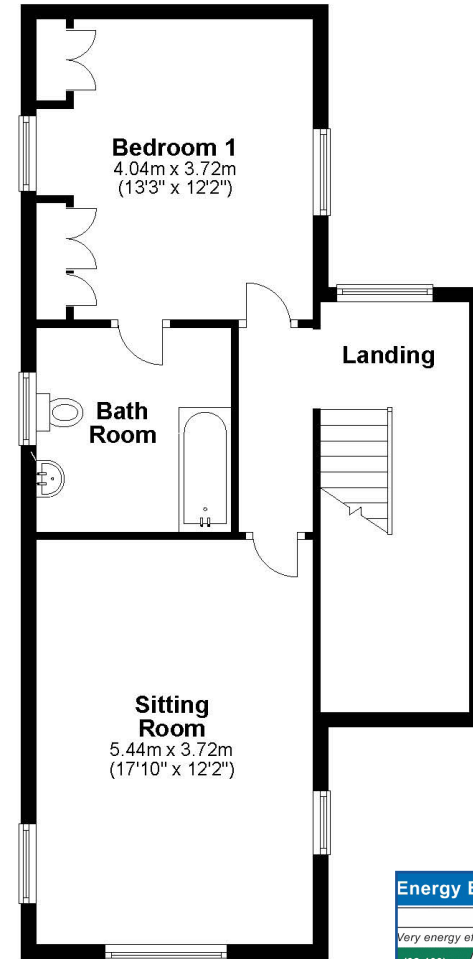
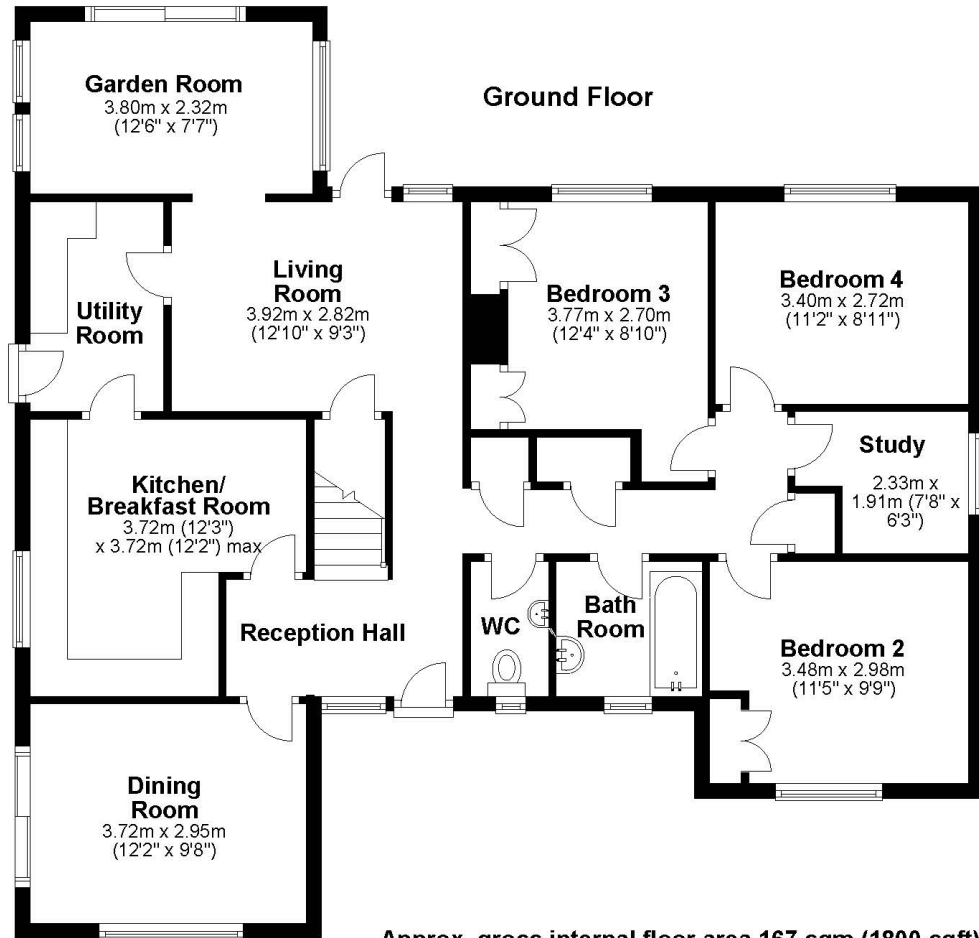
KEY FEATURES

- Individual architect designed 4 bedroom detached house
- Four reception rooms including a first floor sitting room
- Spacious and versatile accommodation of 1800 sq ft
- Great scope for enlargement and reconfiguration or possible re-development (STPC)
- Private gardens and grounds with off-road parking and double length garage
- Tranquil no-through road position backing onto farmland
- Highly sought-after village location



23 Broadway, Grantchester

First Floor



Approx. gross internal floor area 167 sqm (1800 sqft)

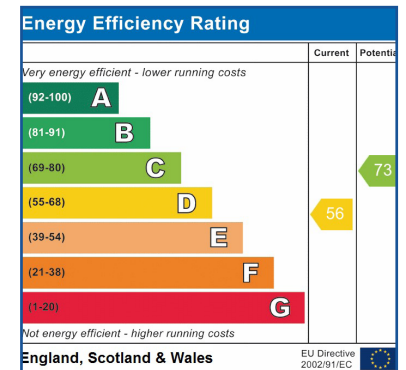
TENURE Freehold

SERVICES All mains services are connected.

STATUTORY AUTHORITIES South Cambridgeshire District Council

FIXTURES AND FITTINGS Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest

VIEWING Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

