

25, Sedley Taylor Road

CB2 8PN



CHEFFINS

Cambridge | Saffron Walden | Newmarket | Ely | Haverhill | Sutton | London

An exceptional and very impressive detached residence of individual style and panache set in delightful and generous gardens extending in all to just under 0.5 acres.

The property is within a short walking/ cycling distance of the Perse senior and junior schools, Hills Road Sixth Form, Long Road Sixth Form, The Leys, St Mary's, The Stephen Perse Foundation and St Faith's.

The property which dates back to the 1930s has been sympathetically and substantially enlarged in recent times and provides living accommodation expanding to approximately 5,000 square feet.

The property occupies a rather special and surprisingly tranquil position, yet so conveniently placed for private schools and colleges, the Addenbrookes campus, main line station and city centre.

PART GLAZED ENTRANCE DOOR
to:

RECEPTION HALL
with matwell and natural wooden flooring, radiator, picture rail, Door off and steps down to:

BOILER ROOM
with coat hooks and wall mounted gas fired boiler, hot water cylinder and recessed area with storage and shelving, space designed for a safe, double glazed frosted glass window to side aspect.

SITTING ROOM
with feature fireplace and marble surround, hearth stone mantel, recess with gas coal effect fire, painted timbers, picture rail, radiator, sealed unit triple aspect double glazed windows, a pair of full height double glazed doors leading to secluded side terrace and outside.

DRAWING ROOM
a wonderful light and atmospheric room with extensive full height double glazed sealed unit windows overlooking the gardens, deck and terrace. Natural wood flooring, 2 contemporary style vertical radiators, further radiator, recessed alcove, bi-folding full height double glazed doors leading to timber deck and gardens. Door to:

REAR HALL
with radiator, sealed unit double glazed doors with frosted glass to front and rear. Internal door to garage, natural wooden flooring and door to:

LIVING ROOM
with a feature raised hole in the wall fireplace, gas stone effect fireplace, recessed to either side with extensive fitted bespoke bookshelves with cupboards beneath and display shelf, natural wooden flooring, radiator, full height sealed unit double glazed windows to side aspect overlooking the timber deck and bi-folding double glazed doors leading to a further paved terrace and the rear gardens.

KITCHEN/ DINING ROOM
a wonderful and large room with feature central recess and 4 oven Aga with inset 4 point induction hob, ceramic tiled splashback, extensive fitted base units comprising granite work surfaces with cupboards and drawers below, integrated refrigerator and integrated freezer, large upright shelved larder style cupboard, integrated Siemens oven, extensive range of fitted wall storage cupboards and glass fronted cabinets, inset double butler style sink with mixer taps, 2 radiators, feature high semi vaulted ceilings to dining/ breakfast area with sealed unit double glazed sky light windows and further windows to side and front aspect overlooking the paved terraces and gardens, full height bi-folding doors leading to paved terrace and gardens.

UTILITY ROOM
with stainless steel sink unit, mixer taps, worktops to side with cupboards beneath and space and plumbing for appliances, space for upright fridge freezer, vertical style radiator.

STUDY
with extensive fitted book and storage shelves, radiator, sealed unit double glazed windows to side aspect, original picture rail and full height double glazed doors to side paved terrace.

FIRST FLOOR

LANDING
with picture rail, walk in airing cupboard housing fitted shelving. Staircase leading to second floor. Built in linen cupboard with extensive shelving opening to inner landing.

INNER LANDING
semi vaulted ceiling and 2 double glazed Velux windows, radiator.

BEDROOM SUITE 2
comprising a most stylish and spacious room with high ceilings and 2 double glazed Velux windows to side aspect, 2 pairs of full height double glazed windows, doors which open to a 2 wrought iron Juliet balconies and offering breath taking views over the generous landscaped rear gardens. There are also 2 fitted full height double wardrobes with built in shelved storage cupboards to the side and further open shelving for shoes. Additional built in storage cupboards, 2 radiators and door to:

EN-SUITE SHOWER ROOM
with a large walk in shower cubicle with ceramic tiled wall surround, large raised shower head and hand held shower unit, wash hand basin, low level w.c., vertical radiator/ towel rail, ceramic tiled floor, sealed unit double glazed Velux window to rear aspect.

BEDROOM SUITE 1
comprising a very generous bedroom with high semi vaulted ceiling, 2 sealed unit double glazed Velux windows to side aspect, double glazed windows to front aspect, radiator, storage cupboards, door to:





EN-SUITE DRESSING ROOM

with radiator, 2 double glazed windows set into high semi vaulted ceiling, door to:

EN-SUITE BATHROOM

with high semi vaulted ceiling, free standing bath, mixer taps and shower attachment, wash hand basin with tiled splashback, low level w.c., radiator, sealed unit double glazed window to side aspect.

DRESSING ROOM/ BEDROOM

with radiator, sealed unit double glazed window to side aspect, connecting door through to:

BEDROOM 3

radiator, original picture rails, sealed unit double glazed windows to side aspect, door from landing.

BEDROOM 4

radiator, sealed unit double glazed windows to side and front aspect, original picture rail, 2 fitted double wardrobes with cupboards above.

BATHROOM

suite comprising bath, with part ceramic tiled walls around, twin wash hand basin, twin pedestal wash hand basins with wall mounted slim line cabinets above, large walk in shower cubicle with large head shower and hand held shower unit, ceramic tiled walls around, ceramic tiled floor, sealed unit double glazed windows to front and side aspect with frosted glass.

BEDROOM 5

radiator, extensive fitted wardrobes, original picture rail, sealed unit double glazed windows to side aspect.

BATHROOM 2

with white suite comprising bath with separate wall mounted shower attachment above, pedestal wash hand basin, low level w.c., radiator/ towel rail, sealed unit double glazed Velux window to side aspect.

STAIRS FROM LANDING TO SECOND FLOOR

LANDING

with fitted wardrobes/ storage cupboard, sealed unit double glazed Velux window to side aspect, trap door to roof space. Door to with timber flooring and providing excellent storage area and water softener. Door to:

BEDROOM SUITE 3

BEDROOM 6

with a study/ reception area with sealed unit double glazed Velux window to side aspect, radiator, high semi vaulted ceiling, door to eaves storage cupboard, fitted shelving, further fitted wardrobe, storage cupboards. Steps up to a generous bedroom with high semi vaulted ceiling and sloping eaves, radiator, sealed unit double glazed windows to rear aspect overlooking the rear gardens.

BEDROOM 7

radiator, sealed unit double glazed windows to front aspect, built in eaves storage.

SHOWER ROOM

with fitted shower cubicle with glazed door and wall mounted shower unit, vanity style unit with wash hand basin and cupboards below, low level w.c., radiator/ towel rail, ceramic tiled floor, sealed unit double glazed windows with frosted glass to side aspect.

OUTSIDE

To the front of the property there are a pair of wrought iron gates and further wrought iron gate to side which in turn lead to an extensive brick paviour courtyard style parking area and driveway, which in turn leads to a courtyard style parking area and driveway with space to park several vehicles in addition to the integrated double garage with automatic up and over door. There is a great variety of mature shrubs, bushes, trees and borders with many roses curving around the house. The bin area is recessed well out of sight with locked gated access into a side terrace ideal for climbers and herbs and in turn round to the main garden with mature trees including wonderful flowering cherry and magnolia and a ginkgo which provides magnificent colour in the autumn.

The rear of the property is wonderfully private, secluded and has sun from early morning to late afternoon. It is divided into generous areas. The gardens are landscaped and around the central lawn in the front room there are large and well stocked borders on three sides with a generous wooden deck area closest to the house which comfortably accommodates seating and an outdoor table for 10 in front of the main sitting room. Outside the kitchen, again through bi-folding doors, there is another table and chairs perfect for breakfast and lunch. All ground floor rooms open to the gardens giving a real indoor/outdoor feel.

South facing there is a particularly large border laid to trees, shrubs, herbaceous and perennial plants which offers colour all year round. Near to the house is an attractive rockery with a selection of wildflowers, herbs, boxus and flowers drawing the eye through to the gardens beyond. Behind this border and running along a large brick wall there is a very private terrace with more seating, ideal to read in peace. In front of a large beech hedge there are the "hot" beds with vibrant flowers, shrubs and trees. Along the north facing wall there is a cool bed with a blue and white theme.

The next area is entered through the beech hedge and this takes you to an area of wild meadow, pear, apple and plum trees, another border ideally planted along the brick wall allowing for rambling climbing roses and passion vines. The studio/home office/current gym sits peacefully there, hidden from the house. This has sealed double glazed windows, heating, natural wood style flooring and a pair of double glazed full height doors with a timber deck. This catches the last of the sun at the very end of the day and is a wonderful spot for the sundowners. Along the back perimeter backing onto the Perse playing field there are very old walnut and others trees. There is a good sized garden shed ideal for the lawn mower, garden implements and other tools.









Approx. gross internal floor area 465 sqm (5000 sqft)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Special Notes
- As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
 - No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
 - Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
 - Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
 - All dimensions are approximate and floor plans are for general guidance and are not to scale.
 - Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
 - If there is any point, which is of particular importance please ask us or seek professional verification.
 - These Sales Particulars do not constitute a contract or part of a contract.



CHEFFINS

Cambridge Residential Sales, Clifton House, 1-2 Clifton Road, Cambridge, CB1 7EA

T 01223 214214 E cambridge.residential@cheffins.co.uk F 01223 271950

cheffins.co.uk

Cambridge | Saffron Walden | Newmarket | Ely | Haverhill | Sutton | London