



Brunswick Cottages, Cambridge, CB5 8DL

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Midsummer Common,
Cambridge,
CB5 8DL

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Guide Price £950,000

- Period Mid-Terraced Cottage of 116sqm / 1243 sqft
- Two Bedrooms With Loft Room
- Facing Onto Midsummer Common and the River Cam
- Private South-Facing Rear Garden With Studio
- Enclosed Front Garden
- Situated In The Highly Sought After Kite Area

A rare opportunity to acquire this highly individual and superbly extended mid-terraced period property, with highly versatile accommodation arranged over three meticulously designed floors, occupying one of the most prestigious and enviable positions in Cambridge, with sweeping vistas over Midsummer Common, River Cam, and the eclectic mix of boathouses that adorn this picturesque setting, epitomising the charm of Cambridge.





LOCATION

Nestled in a highly desirable locale, this property is strategically positioned just half a mile from the vibrant heart of Cambridge, as well as a short stroll from The Grafton shopping centre. The bustling city centre, teeming with exceptional shopping, leisure, and cultural amenities, lies a mere quarter of a mile away. Educational options abound with esteemed institutions such as St. Matthews Primary School, Park Street CofE Primary School, Chesterton Community College, and Parkside Community College all within close proximity and further private education establishments are easily accessible.

Beyond the immediate conveniences, this location offers a unique connection to Midsummer Common, a cherished green space amongst Cambridge residents. This expansive common provides a haven for recreational activities, scenic walks, and a front-row seat to the picturesque River Cam. The allure of the iconic boathouses, the seasonal splendor of the common, and the tranquil ambiance offer residents an exceptional view all year round.

Additionally, the property ensures effortless connectivity, being just a mile and a half from Cambridge mainline station, providing swift access to London King's Cross in just 53 minutes. The M11 motorway lies a short two and a half miles away, further enhancing accessibility and convenience for both local and distant travel.

PANELLED GLAZED ENTRANCE DOOR

with Yale code lock accessible by remote, leading through into:

SITTING ROOM

with open set of oak treads staircase ensuring maximum amount of light enjoyed throughout the room, wood effect flooring, underfloor heating controls, array of inset LED downlighters, wonderfully large double glazed window not only providing views over the front garden but also unrivalled and breathtaking views over Midsummer Common, the River Cam and the attractive boathouses. Access from this room to:

INNER HALLWAY

with full height set of built-in wardrobes which are accessed via sliding mirrored doors and with a range of storage options including shelving and rails, inset LED downlighters fitted inside cupboards with automatic setting, further wall mounted underfloor heating controls, privacy glass sliding door provides access to the bathroom.

OPEN PLAN KITCHEN/LIVING/DINING SPACE

which encapsulates modern living perfectly providing a wonderful balance to both relax and entertain. Kitchen area comprises a collection of both wall and base mounted storage cupboards and drawers, all fitted with soft closing feature, composite stone work surface with a 4 ring induction hob, hidden extractor hood over, with inset sink with hot and cold mixer tap and boiling water tap, drainer to side, integrated double oven and integrated and concealed fridge/freezer, storage units include pantry store, island with further storage units fitted with soft closing drawers, wood effect flooring, double glazed skylights, inset LED downlighters, opening into rest of space and continues with light and airy feel within the ground floor, wood effect flooring, option for wall mounted speaker system, inset LED downlighters, large double glazed skylight, cat flap, set of double glazed tri-folding doors allow to fully open the space

to the back garden in summer but also ensuring a large entry point of light into this already exceptional bright space. Fitted to the wall is incredibly practical wall mounted portion of noise counselling foam to enhance the enjoyment and useability of the home stereo system.

MODERN AND BESPOKE BATHROOM

comprising of a four piece suite with standalone bath with hot and cold mixer bath tap, corner walk-in shower cubicle with dual mounted shower head, recess shelf, glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, decorative tiled surround, further artistic features include the pattern on the right hand side, quiet extractor fan, inset LED downlighters which provide colour-changing mood lighting.

ON THE FIRST FLOOR

LANDING

with wood effect flooring, inset LED downlighters, underfloor heating control, lighting, sliding doors leading onto respective bedrooms, door leading through into:

BEDROOM 1

with wall mounted underfloor heating controls, inset LED downlighters, exposed decorative concrete effect feature wall, further artistic detail in the form of washable tape formation which can easily be removed, inset LED downlighters, door with engineered wood steps up to it providing access to the stairs which further leads to the second floor landing with double glazed window to front aspect, full width double glazed window overlooking once again the breathtaking view. Remote controlled dimmer lights.

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two piece suite with wash hand basin with hot and cold mixer tap, low level w.c. with concealed dual hand flush, wood effect flooring, inset LED downlighters, double glazed window fitted with privacy glass out onto rear aspect.

BEDROOM 2

wood effect flooring, wall mounted underfloor heating controls, full height set of built-in wardrobes accessed via sliding doors with a soft close feature and fitted with a range of storage options including railings and shelving, inset LED downlighters, double glazed window overlooking garden.

LOFT ROOM/OFFICE

accessed via a set of double glazed internal folding doors with further double glazing surrounding creating a sealed effect to this room to benefit any user working from home. This room benefits from a wealth of eaves storage cupboards and further built-in storage units, a multitude of power

points with USB ports, hard-wired ethernet to the rest of the house, fitted timber shelving, wall mounted LED downlighters, full height radiator, wood effect flooring, set of Velux skylights with fitted blinds to both rear aspect as well as front aspect providing useful ventilation to this space but also allowing users to enjoy the breathtaking views over Midsummer Common, River Cam and the attractive boathouses which is a truly unrivalled view.

OUTSIDE

To the front of the property which is approached off Midsummer Common via a set of gated and secure concrete stairs leading to the communal front garden area which is enclosed by wrought iron railings and enclosed via further shrubbery and principally laid to lawn. Low level secure fence with gated access leads onto the enclosed front garden which is principally laid to gravel with paved pathway leading to a raised paved engineered wood decked area which enjoys inset lighting feature surrounding and adjoins a further raised bedded area with further lighting features and provides a wonderful atmosphere later in the evening. The main focus of the decking area provides a wonderful space to both relax and potentially entertain while enjoying once again the breathtaking views over Midsummer Common making this a truly remarkable and unique opportunity.

To the rear of the property is a low maintenance and private rear terraced garden with composite decking area led directly off the rear part of the property a wonderful space for al fresco dining and enjoying external power points, step down leads to the patio area which surrounds the large office/studio. To the side of the office/studio a continuation of the paved area leads round to a secure timber access gate which in turn provides access to the alleyway for the entire terrace.

OFFICE/STUDIO

accessed via a set of full width sliding double doors, fitted with power and lighting and enjoys wash hand basin with hot and cold taps;

AGENTS NOTE

The property benefits from planning permission to install a first floor balcony on the front elevation. Planning Ref: 20/03056/HFUL

Utilities:


- Gas Fired Central Heating
- All mains connected to the property
- Top broadband speed up to 1000Mbps

SELLER'S INSIGHTS

It is an absolute dream living in the centre of the city, yet in a very quiet setting by the river. Being 6ft up and set back from the common, Brunswick Cottages is unique in the area,

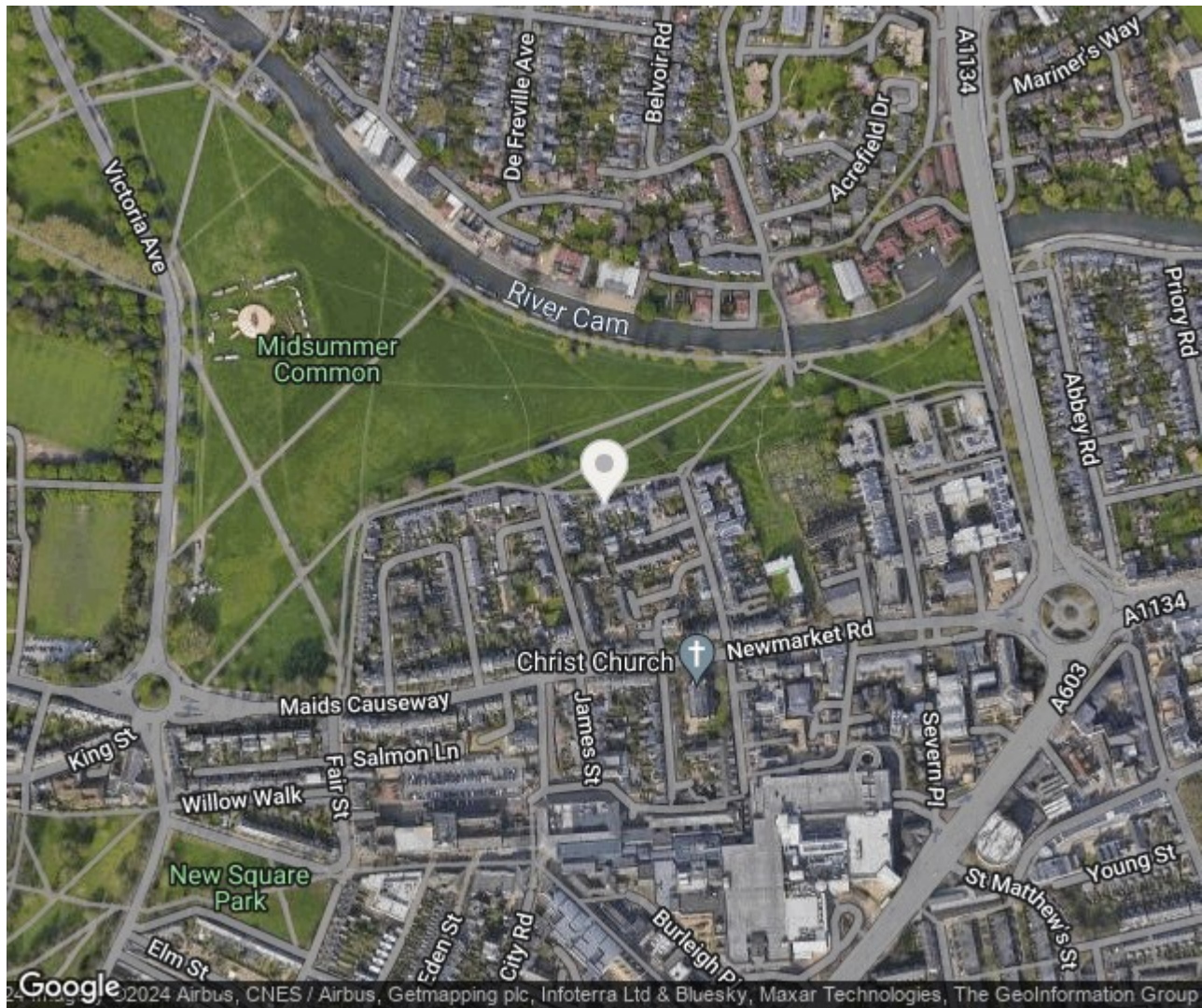




Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		70	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £950,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - Cambridge City Council



Approximate Gross Internal Area 1243 sq ft – 116 sq m
 Ground Floor Area 669 sq ft – 62 sq m
 First Floor Area 300 sq ft – 28 sq m
 Top Floor Area 138 sq ft – 13 sq m
 Outbuilding Area 136 sq ft – 13 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

