



Vitry, Gazeley Lane, Cambridge, CB2 9HB

**CHEFFINS**

# Vitry, Gazeley Lane

Cambridge,  
CB2 9HB

5 4 3

Guide Price £2,000,000

A unique opportunity to acquire a most impressive and highly individual detached residence set in a mature plot extending to approximately 0.46 of an acre and reached via a secure gated access and a long private drive in a highly sought after and tranquil setting off an exclusive private road just to the south of the city. This remarkable and substantial residence is constructed of rendered elevations under a tiled roof and provides expansive and exceptionally versatile living accommodation extending to about 3,605 sq.ft. (gross internal), together with a generous courtyard style parking area and integral double garage. The property has been substantially enlarged and sympathetically improved in more recent times but still provides potential for further alteration and expansion, subject to planning consent. The vast and flexible living space particularly on the ground floor has been cleverly designed to take full advantage of the natural light available and the principal rooms enjoy a wonderful vista and views over the mature private gardens. There is also a spectacular first floor reception room with high semi-vaulted ceiling and stylish high level roof light.





## LOCATION

Vitry occupies a rather special and tranquil position enjoying privacy and seclusion and is set in its own mature gardens located off Gazeley Road which is an exclusive and highly regarded private road in a prime position just to the south of the city. Gazeley Road is located just off Trumpington Road and is within easy walking/cycling distance of a number of private schools including The Perse, St Faith's and the Leys and is also well placed for access to St Mary's and Hills Road/Long Road Sixth Form colleges. The property is so conveniently located just one mile south of the city centre and close to excellent local amenities, major routes including the M11 motorway, the mainline station and Addenbrooke's Campus.

**GLAZED ENTRANCE DOOR**

to:

**ENTRANCE PORCH**

With tiled floor, door to:

**ENTRANCE HALL**

with oak timber flooring, double radiator, trap door to roof space, door to:

**CLOAKROOM**

with wash hand basin with tiled splashback, low level w.c., oak flooring and extractor fan.

**SITTING ROOM**

with part high semi-vaulted ceiling, oak flooring, double radiator, full height double glazed windows and two pairs of French doors leading to covered paved terrace and gardens, a pair of glazed doors leading to:

**DINING ROOM**

with high semi-vaulted ceiling, full height double glazed windows overlooking gardens, sliding sealed unit double glazed doors leading to paved patio and further double glazed doors leading to covered paved terrace, oak flooring, two radiators, archway to:

**KITCHEN/BREAKFAST ROOM**

with inset single drainer one and half bowl sink unit with mixer taps, granite worktops to either side with cupboards below, and integrated Bosch dishwasher, further extensive base units comprising granite worktops with cupboards and drawers below, large Samsung fridge/freezer, Range style cooker with 6 ring gas hob and contemporary style extractor cooker hood above, range of wall storage and glass fronted display cabinets, windows to side aspect overlooking front courtyard and ceramic tiled walls around, radiator.

**INNER HALL**

with large built-in shelved linen cupboard, oak flooring.

**BEDROOM 3**

with radiator, windows to side aspect overlooking the gardens, oak flooring, built-in double wardrobes with sliding doors, door to:

**ENSUITE BATHROOM**

with white suite comprising bath with shower attachment, pedestal wash hand basin and low level w.c., radiator/towel rail, ceramic tiled floor, ceramic tiled walls, electric shaver socket.

**BEDROOM 5**

with radiator, oak flooring, windows to side.

**STUDY/BEDROOM 6**

with radiator, sealed unit double glazed windows to front aspect.

**SHOWER ROOM**

with fitted shower unit with wall mounted shower and sliding glass doors, pedestal wash hand basin, low level w.c., electric shaver socket and wall mirror, ceramic tiled floor.

**INNER HALL**

with internal door to Garage, large built-in storage cupboard understairs which leads to first floor, glazed door to outside, radiator and door to:

**UTILITY ROOM**

with tiled floor, inset circular stainless steel sink and mixer taps, cupboard below, worktops to either side with washing machine and tumble dryer, wall mounted gas fired boiler, sealed unit double glazed windows to front aspect.

**L-SHAPED REAR HALL**

with radiator, sealed unit double glazed windows to side and oak flooring, door to:

**PRINCIPAL BEDROOM 1**

with range of fitted wardrobes, two radiators, full height double glazed windows and a pair of double glazed doors leading to patio and gardens, sealed unit double glazed windows to side aspect, door to:

**ENSUITE SHOWER ROOM**

with a large walk-in shower area with two fixed head shower units, low level w.c., pedestal wash hand basin, ceramic tiled walls and flooring, electric shaver socket, radiator, sealed unit double glazed windows to side aspect.

**BEDROOM 2**

with radiator, oak flooring, radiator, double glazed windows to side aspect overlooking the gardens.

**BEDROOM 4**

with sealed unit double glazed windows to side aspect overlooking gardens, fitted wardrobes with sliding doors, oak flooring.

**BATHROOM**

with white suite comprising bath with shower attachment, pedestal wash hand basin and low level w.c., ceramic tiled floor and walls, heated towel rail/radiator, sealed unit double glazed windows to front aspect.

**STAIRCASE FROM INNER HALL**

leads up to First Floor.

**RECEPTION ROOM**

A spectacular and wonderful light filled space providing options to use in many

different ways perhaps as a family room or games room and it also has the benefit of high semi-vaulted ceiling and a large high level rooflight. Oak flooring, two radiators, and sealed unit double glazed windows to front aspect overlooking the courtyard area to front.

**OUTSIDE**

The property is accessed via a pair of automatic wrought iron gates which lead to a long private pebblestone driveway which in turn leads to a generous courtyard style parking and turning area immediately to the front of the property itself. There are also a pair of automatic up and over doors leading to the INTEGRAL GARAGE which fronts onto the courtyard. The generous mature gardens are located mostly to the side and rear of the property and enjoy both privacy and seclusion and are mainly laid to lawn with a variety of mature trees around and a covered paved terrace immediately adjacent to the principal reception rooms on the ground floor and further paved patio areas.

**AGENTS' NOTE**

There are solar panels on the property, gas central heating and no upward chain.

Please note that the plan showing the plot has two separate titles. One for the main grounds which extend to approximately 0.46 of an acre and an additional title for the private driveway. Vitry enjoys a right of access along an initial drive which is owned by the neighbouring property.








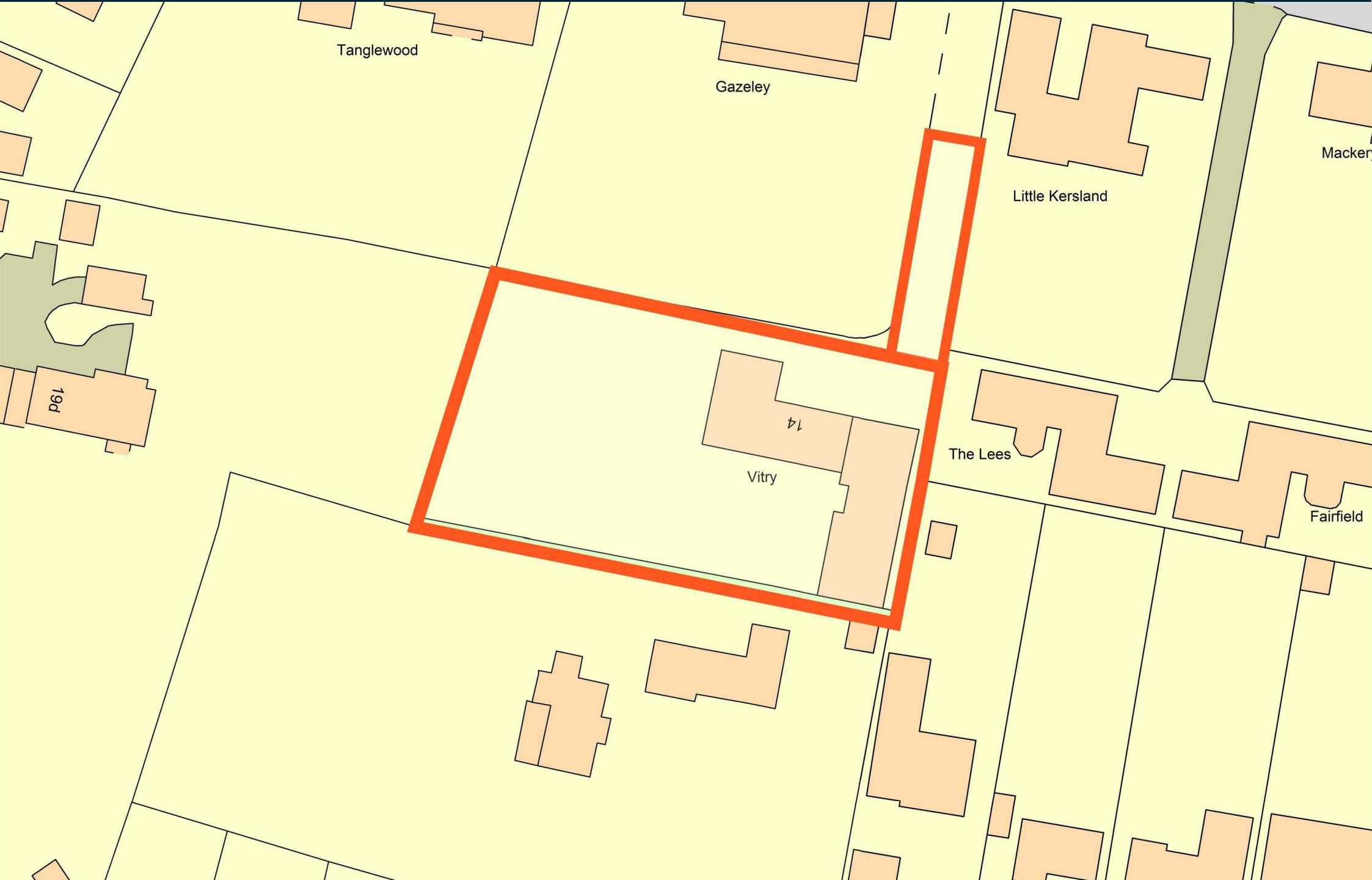




Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		80	81
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England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



Guide Price £2,000,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - Cambridge City Council



Tanglewood

Gazeley

Little Kersland

Macker

19d

14

Vitry

The Lees

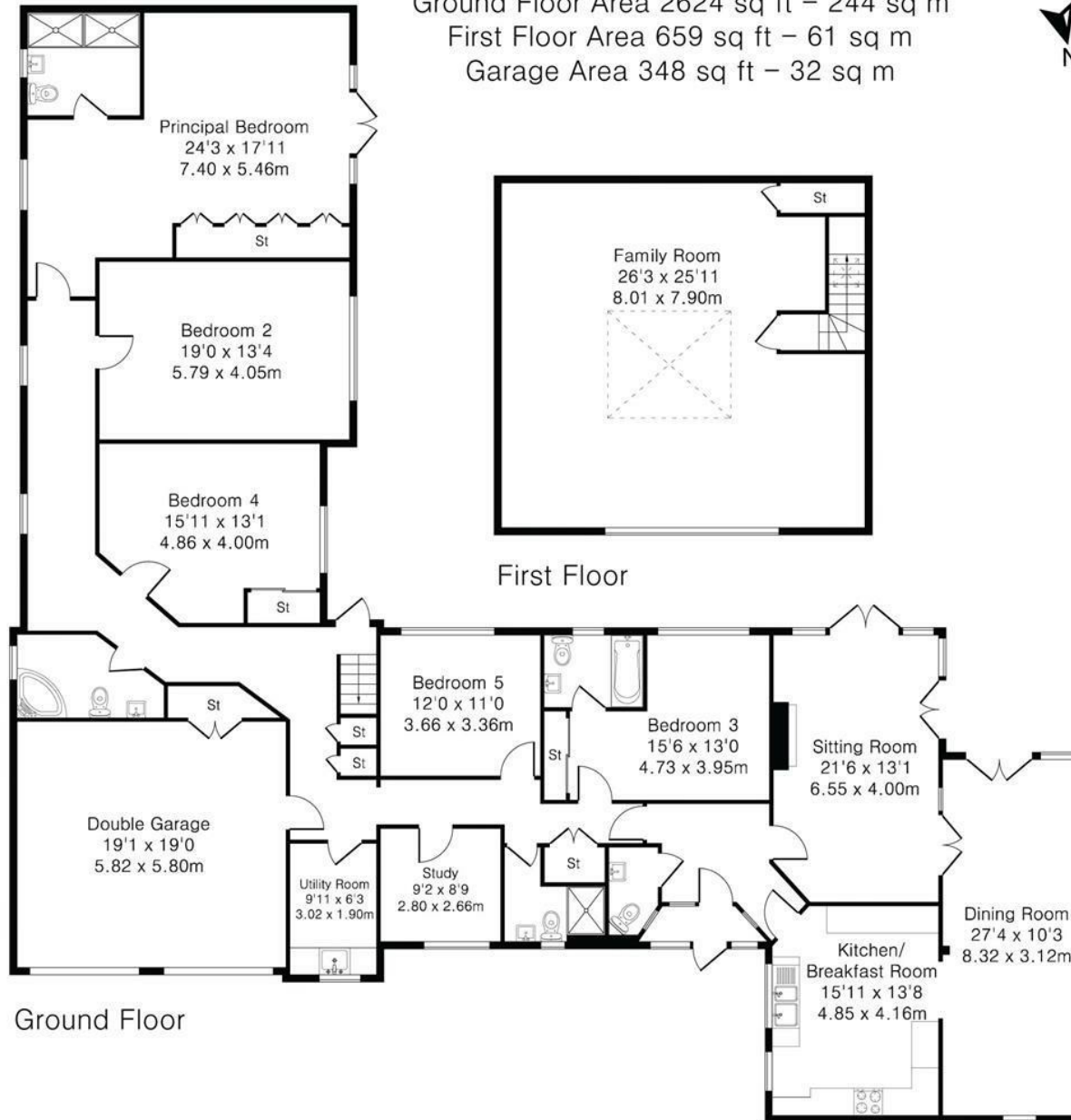
Fairfield

Approximate Gross Internal Area 3283 sq ft – 305 sq m

Ground Floor Area 2624 sq ft – 244 sq m

First Floor Area 659 sq ft – 61 sq m

Garage Area 348 sq ft – 32 sq m





Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA  
01223 214214 | [cambridge@cheffins.co.uk](mailto:cambridge@cheffins.co.uk) | [cheffins.co.uk](https://www.cheffins.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.