



Cambridge Road, Waterbeach, CB25 9NJ

**CHEFFINS**

## Cambridge Road

Waterbeach,  
CB25 9NJ

A unique and very special opportunity to acquire a most impressive, sympathetically improved, detached Victorian residence of immense charm and character. Occupying a wonderful village setting, situated at the end of a long private driveway, leading to a generous courtyard style area with double garage and further open garage, all set in delightful gardens extending in all to approximately 1.2 acres. The property provides exceptionally well proportioned and versatile living accommodation, retaining many original features, including high ceilings, moulded cornicing and picture rails, sash windows, and cast iron fireplaces.

5 2 4

Guide Price £1,500,000





## LOCATION

The thriving and well regarded village of Waterbeach provides an extensive range of local amenities, including shops and schools, tennis courts, local inns/restaurants, and for the commuter it has its own mainline railway station, providing direct links to Cambridge, London, Ely and access to the River Cam. Furthermore, the village is so well placed for access to major routes, including the A14 (leading to the A1 and M11 motorway), and the university city of Cambridge, which is located just 5 miles to the south of the village within cycling distance. The Cambridge North station is close by and also the extensive science and business parks are within easy reach.

## ATTRACTIVE OPEN PORCH

with high vaulted timber roof with tiled floor and tiled shelves set on brick plinth to either side, feature pillars and roof light set above attractive entrance door with leaded light stained glass panels which in turn leads to:

## RECEPTION HALL

with moulded cornices and picture rail, plaster ceiling rose and feature central open cast iron firegrate with marble surround, mantel and hearth, wood flooring, radiator, archway and opening to:

## INNER HALL

with radiator, main staircase to first floor.

## PRINCIPAL RECEPTION ROOM

An atmospheric room with feature central open cast iron firegrate with marble surround, mantel over, exposed wooden floors, feature high ceiling, two radiators, and a pair of full height glazed doors leading to courtyard and gardens to front, door to:

## INNER HALL

with fitted shelved storage cupboards, door to:

## CLOAKROOM

A generous room with feature vanity style unit with wash hand basin set on a wooden shelf with mixer taps, low level w.c., part ceramic tiled walls and wall mirror, vertical wall mounted contemporary style radiator, high level sliding sash windows to side aspect, ceramic tiled floor.

## OPENING FROM INNER HALL

to:

## LOBBY

with staircase leading off to first floor and a fitted shelved storage cupboard, door to:

## STUDY/FAMILY ROOM

with full height fitted corner storage cupboard, double sink radiator, central cast iron firegrate with timber surround and mantel over, picture rail and sliding sash windows to rear aspect, door off to:

## UTILITY ROOM

with a built-in cupboard which houses a wall mounted boiler, fitted units comprising inset butler sink with mixer taps, high quality granite style worktops to either side with space below for appliances, recess with pull-out baskets, storage cupboard beneath sink and range of shelved wall storage cupboards, sliding double glazed windows to side aspect, ceramic tiled floor.

## KITCHEN/BREAKFAST ROOM

Refitted to a very high specification with range of attractive and stylish fitted units comprising inset butler sink with mixer taps, high quality granite style worktops to either side with cupboards below, pull-out bin and an integrated Smeg dishwasher, fitted oak shelving with concealed lighting above, large full height fitted shelved storage cupboards and integrated refrigerator and freezer, integrated Neff oven and grill with cupboards above and drawers beneath, recess with attractive tiled splashbacks and an ever hot Range style cooker with a concealed extractor cooker hood set above, special fitted cabinet to side which incorporates fitted shelving and shelving for spices, drawers beneath, large island style unit with fitted breakfast bar, high

quality granite style work surfaces, cupboards and drawers beneath, sliding sash windows to rear aspect and archway to further recessed area with extensive fitted shelved cabinets with folding doors and drawers beneath, glazed windows to side aspect, and a door leading to paved terrace and gardens, ceramic tiled flooring. Door and steps leading down to:

## CELLAR

with light and power.

## FROM THE KITCHEN OPENING

to:

## REAR HALL

with exposed wooden floorboards, high level picture rails, radiator, and matwell, part glazed door to paved terrace and gardens, and a door through to:

## DRAWING ROOM

with feature central cast iron firegrate with coal effect fire, recess to either side with extensive fitted cabinets with book and display shelves above, two radiators, feature bay window with three sets of sliding sash windows, moulded cornices and picture rail, exposed wooden floors.

## DINING ROOM

with feature central cast iron firegrate with wooden surround and mantel over, large bay window with three sets of sliding sash windows, radiator, exposed wooden floorboards.

## LIVING ROOM

with an attractive fireplace (currently sealed) with marble surround and mantel, tiled hearth, wooden floorboards, sliding sash windows to





front aspect, double radiator and full height glazed doors leading to:

### CONSERVATORY

with feature tiled floor, high semi-vaulted ceiling and glazed doors leading to the gardens.

### ON THE FIRST FLOOR

#### SPACIOUS GALLERIED STYLE LANDING AREA

with sliding sash windows to front aspect and further small pane sash windows to rear aspect, two radiators, exposed wooden floorboards, trap door to roof space.



### REAR LANDING

which in turn leads to a further landing area with exposed wooden floorboards, trap door to roof space, and a large walk-in wardrobe with shelves, two wooden steps leading up to:

### PRINCIPAL BEDROOM

A wonderful and spacious main bedroom with feature cast iron firegrate, wooden surround and mantel, exposed wooden floorboards, two radiators, two sash windows to front aspect.

### SHOWER ROOM

A luxuriously appointed shower room with a large walk-in shower with large fitted head shower unit, ceramic tiled walls around and glazed shower screen, vanity style unit with wash hand basin with mixer tap set on a wooden base with open shelving and cupboards below, low level w.c., sliding glazed windows to side aspect, wall mounted contemporary style radiator/towel rail, ceramic tiled flooring, wall mirror.



### BEDROOM 2

with radiator, exposed wooden floorboards, sliding sash windows to side aspect.

### BATHROOM

luxuriously appointed white suite comprising bath with large head shower unit above, ceramic tiled walls around and glazed shower screen, low level w.c., vanity style unit with wash hand basin set on a wooden plinth with open shelving and cupboard below, built-in shelved linen cupboard and built-in airing cupboard housing lagged hot water cylinder, ceramic tiled flooring, sash windows to side aspect with frosted glass, contemporary style wall mounted towel rail/radiator.

### BEDROOM 3

with wooden floorboards, central cast iron firegrate, built-in wardrobe, radiator, sliding sash windows to front aspect.

### BEDROOM 4

with radiator, cast iron firegrate with wooden surround and mantel, wooden floorboards, picture rail, sliding sash windows to side aspect overlooking the gardens.

### BEDROOM 5

with attractive cast iron firegrate, picture rails, radiator, exposed wooden floorboards and dual aspect sliding sash windows overlooking gardens to front and side.

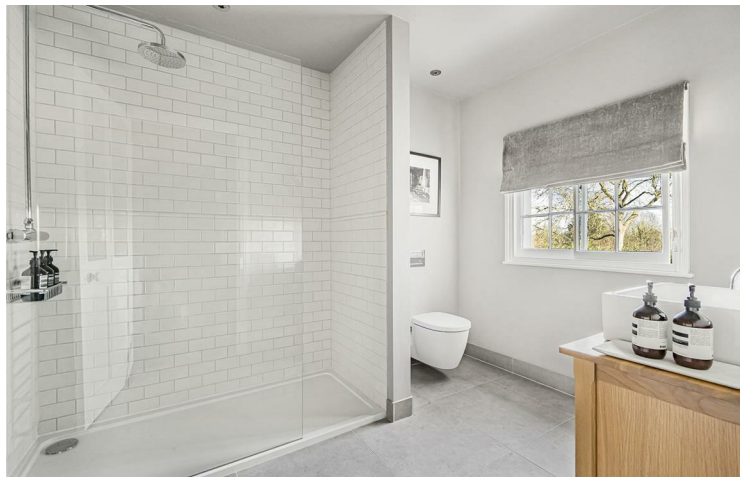
### OUTSIDE

There are a pair of wrought iron gates which lead to a long private tree-lined driveway with low hedging to either side which in turn leads to an extensive pebblestone courtyard style parking and turning area with opening leading through to an open bay CART LODGE and store where bins are kept and logs for the fires. There is also external lighting and power sockets within this building. Adjacent to the

courtyard there is a DETACHED DOUBLE GARAGE with two sets of wooden doors and to the side of the courtyard there are two openings set into a high brick wall leading to the delightful and generous mature gardens which are principally laid to lawn with a variety of mature shrubs, bushes and trees around. There are also raised timber pathways which provide access around the garden and to the rear of the garages and in turn lead to the remainder of the grounds which are located to both sides and rear of the main house.

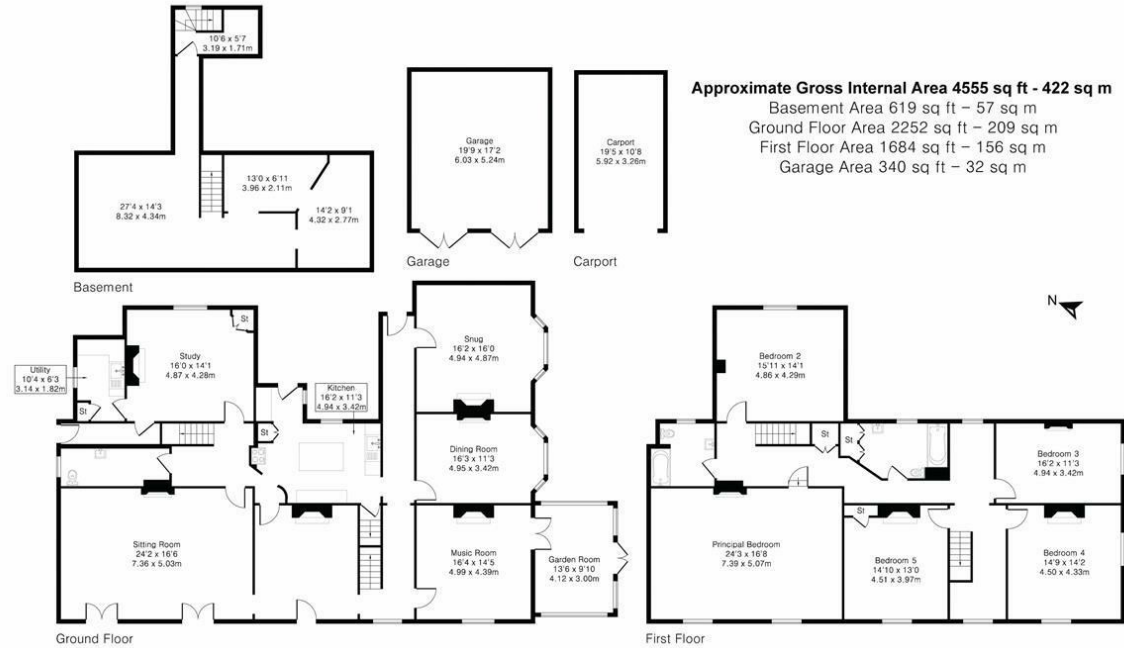
The gardens are principally laid to lawn with further mature trees and low level hedging. There is also a raised paved terrace and patio area immediately adjacent to the house itself and in turn this leads to a most attractive and generous garden area laid to lawn with pebblestone area to side and a fine mature tree. In all the grounds extend to approximately 1.2 acres.

| Energy Efficiency Rating                    |                            | Current   | Potential |
|---|----------------------------|-----------|-----------|
| Very energy efficient - lower running costs |                            |           |           |
| (92 plus) <b>A</b>                          |                            |           |           |
| (81-91) <b>B</b>                            |                            |           |           |
| (69-80) <b>C</b>                            |                            |           | <b>74</b> |
| (55-68) <b>D</b>                            |                            | <b>52</b> |           |
| (39-54) <b>E</b>                            |                            |           |           |
| (21-38) <b>F</b>                            |                            |           |           |
| (1-20) <b>G</b>                             |                            |           |           |
| Not energy efficient - higher running costs |                            |           |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |           |



Guide Price £1,500,000  
 Tenure - Freehold  
 Council Tax Band - H  
 Local Authority - South Cambridgeshire  
 District Council





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.



**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.

