



192 sqm / 2070 sqft

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Driveway

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398 sqm / 0.098 acre

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Age of property - TBC

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End Terraced House

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EPC - exempt

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4 bed, 4 recep, 2 bath

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Council Tax Band - E

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Brick Row

A beautifully presented, period listed house with spacious, versatile and light accommodation and a recently fitted high specification kitchen located just six miles from Cambridge.



Guide Price  
£750,000



25 Brick Row is a substantial Grade II Listed house of around 193 sqm / 2070 sqft, which has a perfect blend of period features and modern fittings including a recently fitted high quality kitchen.

It has particularly spacious and versatile ground floor accommodation which lends itself to a variety of family uses.

On entering the house there are steps down to the impressive dining room which spans 7.2m / 23ft 8", has a quarry tiled floor and doors opening to the garden. From here you access the ground floor double bedroom (4), a cloaks cupboard with boiler, which leads to the bathroom and the re-fitted kitchen.

It is fitted with a beautiful range of units, quartz work surfaces and splashbacks. Bosch fitted and integrated appliances include an electric hob, double oven and dishwasher. There is space for an American style fridge/freezer.

There is a door leading to the family room at the front of the house, which has some exposed timber, a red brick chimney breast and fireplace with stove inset.

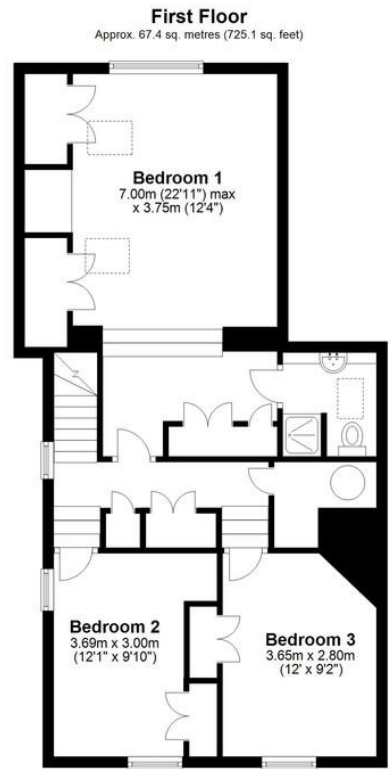
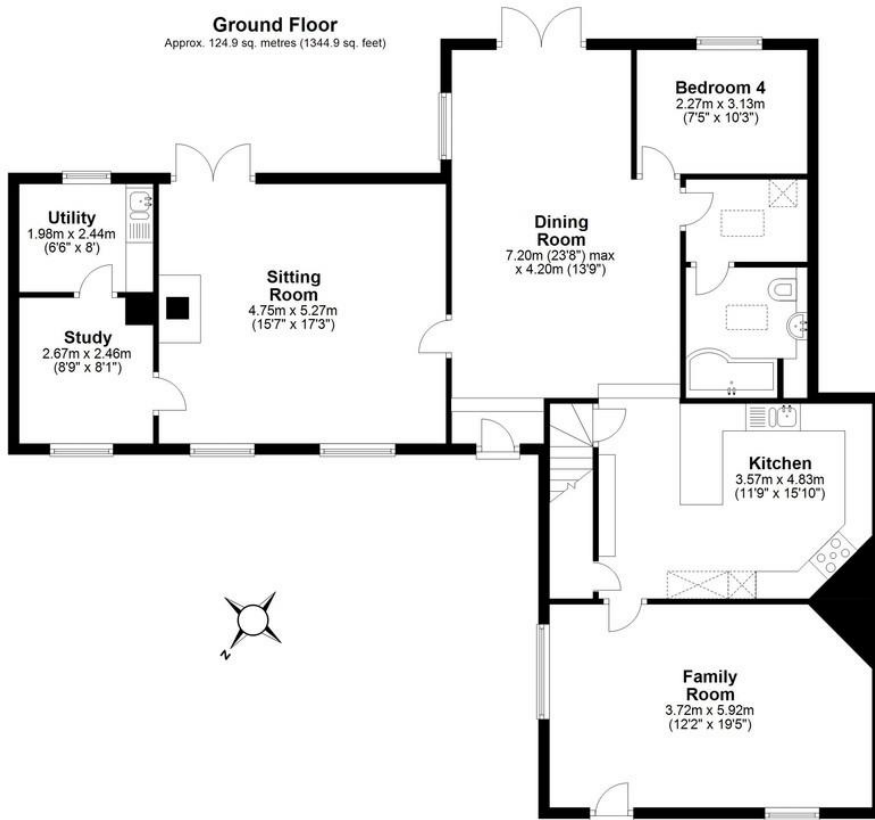
From the dining room there are steps leading to the sitting room which has a vaulted ceiling with exposed timbers and a wood burning stove. This leads to the study and in turn the utility room.

The first floor has three double bedrooms with bedroom 1 being particularly spacious and features excellent storage and a modern three-piece shower room. Bedrooms 2 & 3 are similarly sized double rooms with fitted wardrobes.

To the front, the drive has space for two cars. There is side access and a gate leading to the rear garden, which has a sunny southerly aspect, a generous terrace suitable for dining on and a raised lawn with mature trees and shrubs.

There is a timber shed, outside tap and power.





Total area: approx. 192.3 sq. metres (2070.0 sq. feet)

Drawings are for guidance only.  
Plan produced using PlanUp.

Total area:  
Approx. 192 sqm  
(2,070 sqft)



Babraham is a lovely village about 6 miles south-east of Cambridge city and is home to the Babraham Institute, famous for its research into cell and molecular biology.

Primary schooling is available at Babraham Primary School with secondary schooling provided at the well-respected Sawston Village College nearby, which also provides a large sports and leisure centre with a swimming pool for public use. Neighbouring Sawston also has a fantastic range of local shops including supermarkets, various restaurants and takeaways, an excellent modern health centre.

Babraham is also convenient for Addenbrooke's hospital and the Biomedical Campus. It also gives the commuter excellent access to the A11 and M11 and there are good cycle routes to Cambridge City, the Park & Ride on Babraham Road, the mainline railway station at Whittlesford and the science parks at Babraham and Abington.

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