



Bush & Co.



81 St. Philips Road, Cambridge, CB1 3DA

Guide Price £749,995 Freehold



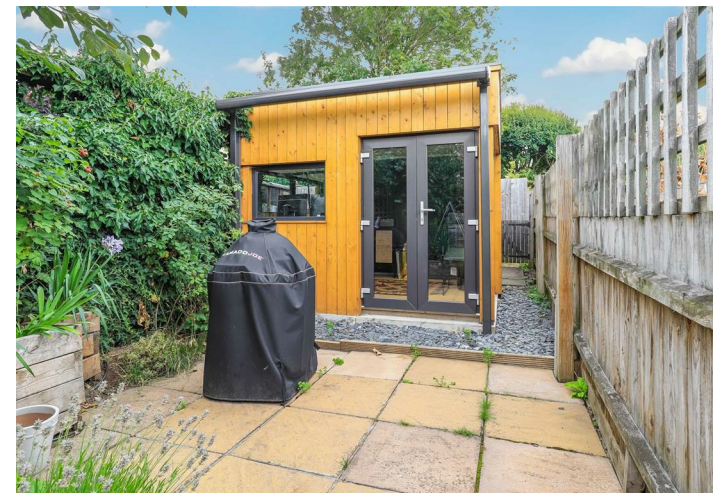
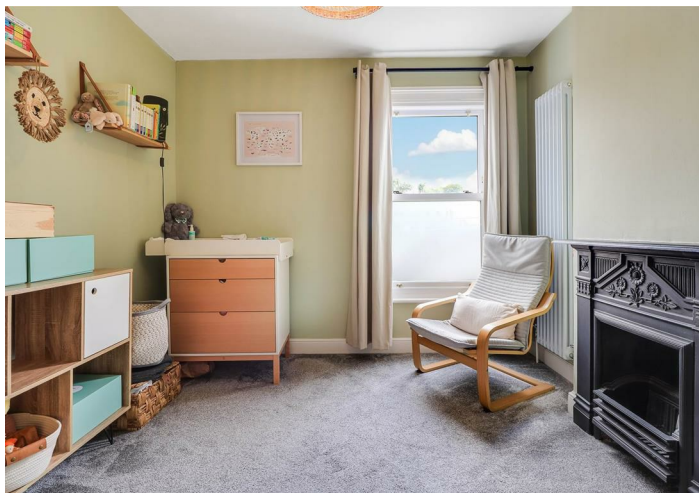
St Philips Road is a desirable residential location in the heart of Romsey Town with all the independent shops, cafes and facilities Mill Road has become famous for on your doorstep. The city centre is just over 1 mile away, the railway station around 0.7 miles and the Addenbrookes hospital biomedical campus less than 2 miles. Highly regarded schooling for all ages is within easy reach and there are several parks and open spaces nearby. Parking is readily available without the need for a permit.

The property is an exceptional bay fronted Victorian home which has been extended and extensively re-modelled in recent times with an attention to detail rarely seen. Well proportioned, spacious and light accommodation is beautifully presented throughout, with equal care and attention paid to the external space which benefits from a home office/studio pod. There are double glazed windows and doors as well as a gas fired radiator central heating system.

The entrance door, with original stained glass panels, opens into the spacious and welcoming hallway with exposed wooden floor and stairs to the first floor with a useful cupboard below. A cloakroom with w.c and wash hand basin utilizes the remaining under stairs space. The open plan sitting/dining room is exquisitely presented with a bay window to front, exposed wooden floor and a wood burning stove. Bespoke fitted shelving and cupboards make great use of the alcove recesses. The sleek re-fitted kitchen comprises a comprehensive range of wall and base units and quartz work surfaces with inset ceramic butler sink. There are high specification integrated appliances including dishwasher, washing machine, microwave and wine cooler as well as a freestanding range cooker with extractor over and fridge freezer, which are available by separate negotiation. There are porcelain tiles to the floor and a breakfast bar as well as inset LED lighting. The kitchen opens into the breakfast room which is flooded with natural light courtesy of a roof lantern and bi-fold doors to the garden.

The first floor landing has built in storage and the concealed wall mounted gas fired combination boiler. A Velux window allows plenty of light. The principal bedroom spans the entire width of the house at the front with triple windows, a cast iron fireplace, built in wardrobes and exposed wooden floor. Bedroom two is a further large double room with a window to rear and cast iron fireplace. Bedroom three is a well proportioned single room with a window to rear overlooking the garden. The stylish re-fitted three piece bathroom features a shower bath with glass screen, w.c with concealed cistern and corner wash hand basin. There are tiled walls and flooring, an air extractor fan and chrome heated towel rail.

Outside - The property sits proudly back from the street behind a low level brick wall with gated access and pathway to the front door. The delightful rear garden has a raised composite deck seating terrace with steps down to a lawned area with cultivated flower and shrub beds and mature fruit trees. At the back of the garden there is a patio which leads to a superb office pod with power and lighting and double glazed windows and doors. Beyond this is a timber shed and rear access gate to the service passageway.



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Further Information

Tenure - Freehold

Council Tax - Band D

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

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