



Herschel Road, Cambridge, CB3 9AG
For Sale Freehold



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01223 323130

THE PROPERTY IS ONE OF THE FINEST RESIDENTIAL HOMES IN CAMBRIDGE, IN AN EXCEPTIONAL LOCATION, WITHIN WALKING DISTANCE OF THE CITY CENTRE AND WITH DIRECT GATED ACCESS TO THE COUNTRYSIDE TO THE WEST OF THE CITY. IT COMPRISES AN OUTSTANDING SIX BEDROOM DETACHED EDWARDIAN HOUSE, WITH INDEPENDENT TWO BEDROOM FLAT AND A ONE BEDROOM COACH HOUSE, SET IN MATURE SOUTH FACING GARDENS OF ABOUT 1.39 ACRES

Entrance hall • Reception hall • Drawing room • Dining room • Study • Cloakroom • Kitchen/breakfast room • Utility •
Four first floor bedrooms • Dressing room • Two bathrooms • Two second floor bedrooms •
Two bedroom flat with sitting room, kitchenette, cloakroom and shower room •
Coach house comprising study, storerooms, office, kitchenette, cloakroom and first floor bedroom •
Mature gardens and grounds • Indoor swimming pool • Garden room

The house is believed to date from about 1920 and was acquired by the current owners in 1958. It is a substantial detached house, of about 6250 sqft, on three floors of brick and elevations with deep sash windows, under a plain tiled roof.

The accommodation comprises an entrance hall opening into a spacious reception hall, with stairs to the first floor. The main reception rooms overlook the gardens including the drawing room, study and dining room. There is a spacious kitchen / breakfast room with an Aga, which leads to a utility room and a rear hall.

On the first floor is a wide landing leading to four bedrooms, including a master suite with a dressing room and shower room, and a separate family bathroom. On the second floor there are two bedrooms and a walk-through shower room. There is an independent two bedroom flat with a sitting room and kitchen on the first floor, with two bedrooms and a shower room on the second floor. The former coach house gives further independent accommodation with stores and offices leading to the study, previously used as a library, with first floor bedroom and former bathroom.

The south facing gardens and grounds are a particular feature, extending to about 1.39 acres with many mature deciduous trees, wide lawns and large flower and shrub borders. There is a wide paved terrace and a loggia. The garden is enclosed with fenced and hedged boundaries. There is an indoor swimming pool with a shower and adjacent w.c. Spacious well-built garden room currently used as painting studio. Garden store and separate machinery store. Gate leading to the rear right of way. There is a parking area for several cars and an adjacent bike store.

LOCATION:

Herschel Road is located to the western side of Grange Road about one mile from the city centre. It is conveniently located for access to many of the colleges and university departments. There is local schooling for all age groups. The amenities within the city are close by. There are excellent communications via the railway station (about 2 miles) and the M11 (about 2.5 miles).

AGENT'S NOTE:

There are covenants in favour of St John's College typical of those houses built on land formerly owned by Cambridge colleges. The coach house was underpinned in the early 1990s.

SERVICES:

Gas-fired heating from two boilers to the main house.
Independent boiler to the coach house.
Air source electric heating to the pool.

Mains gas, water, electricity and drainage.

STATUTORY AUTHORITIES:

Cambridge City Council.
House - council tax band – H
Coach House - council tax band - A

FIXTURES AND FITTINGS:

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

VIEWING:

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.

TENURE:

Freehold with vacant possession on completion.
Please note that grant of probate is awaited.

30 Woollards Lane, Great Shelford, Cambridge, CB22 5LZ T: 01223 800 860





Ground Floor

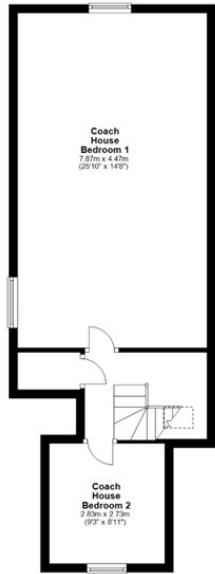


Approx. gross internal floor area of Ground Floor 283 sqm (3050 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(56-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

EPC - HOUSE

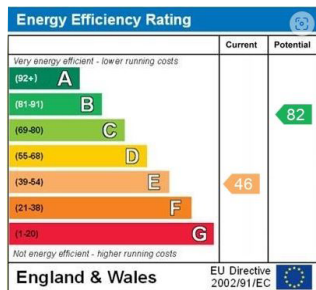
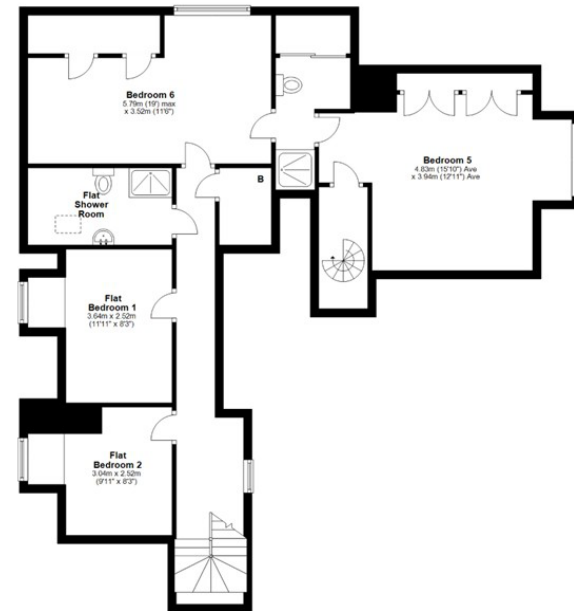
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First Floor



Second Floor



EPC - COACH HOUSE

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