



19 Grantchester Road, Cambridge, CB3 9ED
Guide Price: £1,600,000 Freehold



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A handsome new-build four bedroom property built to a fine, traditional design across three storeys. Just one of a pair of new homes in this most sought-after location of Newnham, about 1 mile to the west of the city centre.

4 bedrooms, study/home office, 3 bath/shower rooms and separate wc • 1 reception room and kitchen/dining room • Solid wood bespoke kitchen cabinetry with marble worksurfaces • Driveway parking for 1 car • Electric car charging point • Landscaped rear garden • EPC - B / 90 • Electric Air source heat pump to under floor and radiator heating • Council tax band – not yet banded • 10-year Buildzone Structural Warranty •

Each property has been carefully designed to expertly blend traditional style with today's modern living, providing considered space with careful choices, elegant detailing and with meticulous attention to detail throughout. The properties benefit from superb open-plan kitchen/dining/family rooms to the rear of the home with bespoke handcrafted exquisite kitchens being the centrepiece, together with separate spacious living rooms. Beautifully crafted French doors open to landscaped private gardens of manageable size, with patio for outdoors-in living and enjoyment.

Photos shown are of 17 Grantchester Road. 19 Grantchester Road is the right-hand, semi-detached property due for completion around the end of October.

19 Grantchester Road offers living accommodation extending to around 1970 sq ft, set over three floors and comprises spacious entrance hall with beautiful oak flooring laid to a traditional herringbone design, leading to a spacious living room to the front featuring a large bay window. The oak flooring continues into the living room, providing an elegant finish and sense of flow. The hallway then leads to a superb kitchen/dining/family room which is particularly worthy of note, featuring luxurious custom-built handcrafted solid wood units complimented with natural Carrara Marble work surfaces and integrated appliances. A utility room with matching cabinetry provides useful extra storage, and natural limestone flooring runs throughout. Large French doors open out from the kitchen/dining/family room to a patio and enclosed garden beyond.

The first-floor accommodation comprises a light and airy landing leading to bedroom 2 to the front of the property. A most generous room featuring a large bay window, well-appointed ensuite bathroom with natural travertine stone tiles, and dressing room. There are two further bedrooms to this floor, along with a family bathroom again fitted with natural travertine tiles.

To the second floor there is sizable landing/study/dressing area featuring bespoke fitted wardrobes and storage. This leads to the principal bedroom 1 suite; a large light-filled and interesting room with vaulted ceilings and ample scope for zoning including seating and reading areas, if desired. A well-appointed ensuite complements this floor.

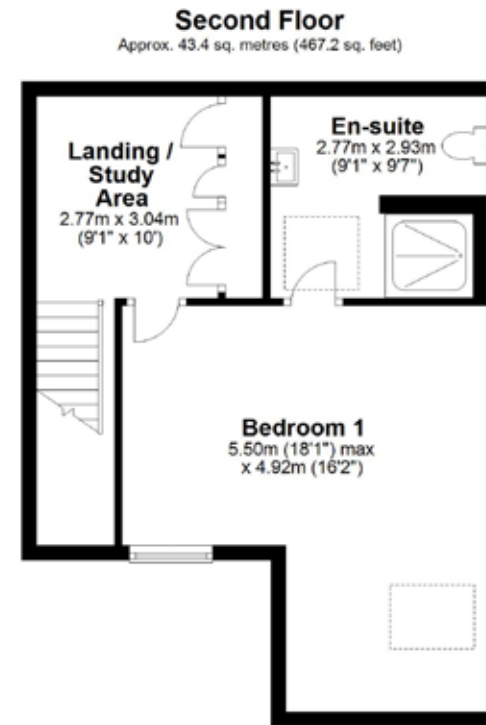
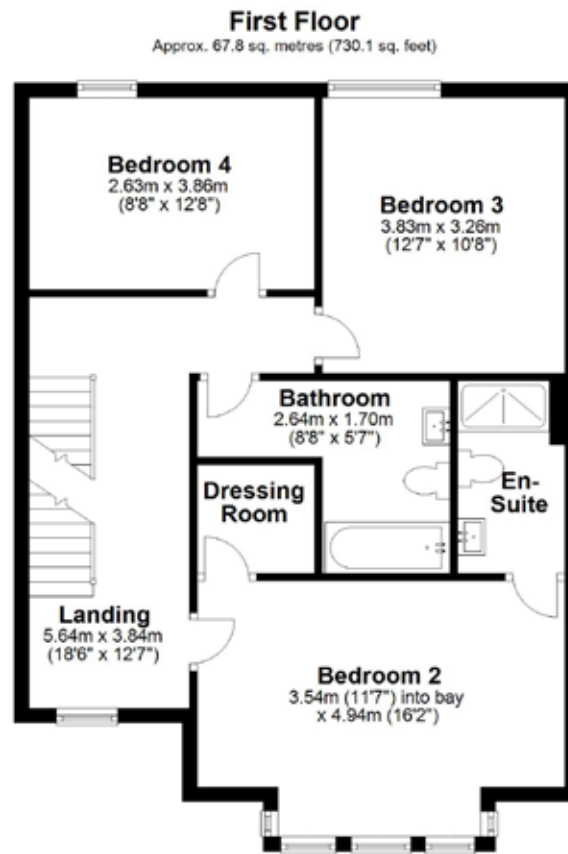
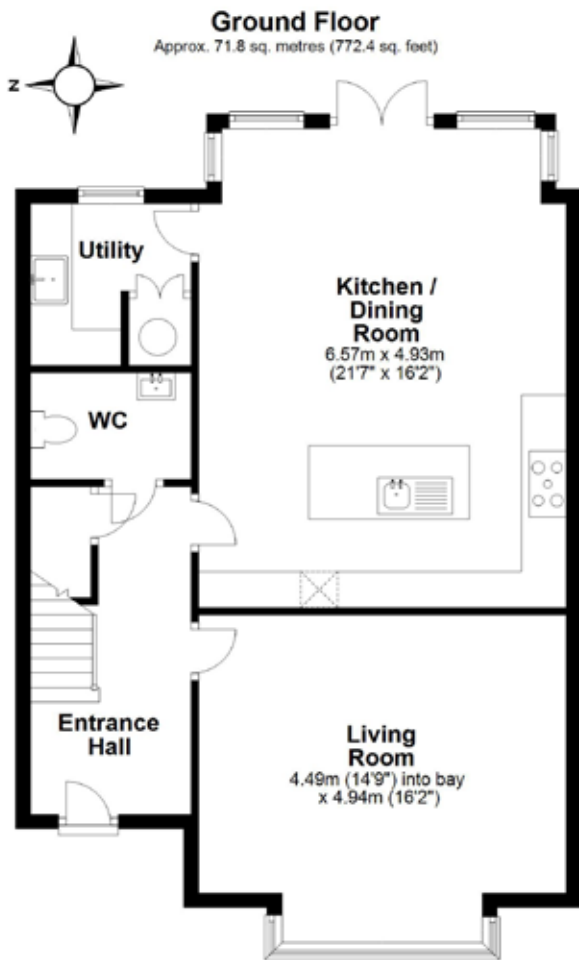
Outside, the property is set back from the road with driveway parking for one car, landscaping and bespoke wrought iron fencing to divide the two properties. A pathway leads to the rear enclosed private garden, laid to lawn, and with patio finished in Indian sandstone.

Location

Grantchester Road forms part of the popular Newnham area on the west side of the city. It is well positioned for access to the village amenities including shops, butcher, and chemist. There is easy access to the city centre and many of the University departments. The railway station (about 2.25 miles) and the M11 (about 1.5 miles) are easily accessible. Addenbrooke's Hospital/ biomedical campus is about 2.25 miles.







Total area: approx. 183.0 sq. metres (1969.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<small>See energy adviser for running costs.</small>			
91-100	A		90
81-90	B		
71-80	C		
61-70	D		
51-60	E		
41-50	F		
1-40	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

SPECIFICATION

KITCHEN AND UTILITY ROOM

- Solid wood bespoke shaker style cabinets with chrome knobs and handles. Drawers with dove-tail joints.
- Natural Carrara Marble kitchen worksurfaces.
- Franke 500mm stainless steel undermount sink with matching Franke taps and drainage grooves cut into marble countertop.
- Russell Hobbs 900mm electric ceramic hob with extractor hood above.
- Bosch built-in double oven.
- Bosch fully integrated dishwasher.
- Bosch integrated 60/40 fridge freezer.
- (Utility) Single bowl sink with drainage, space for washing machine and dryer, airing cupboard with cabinets matching the kitchen.
- Regency 4 panel oak fire doors with raised mouldings.
- Cornicing and skirting boards throughout.

BATHROOMS AND EN-SUITES

- Travertine natural stone tiles in en-suites and the family bathroom. (Floor tiled, shower tiled to ceiling and bathroom walls tiled up to 1.2m)
- Roca Steel bath with Hudson Reed shower tap mixer in family bathroom.
- Mira Duel outlet showers, Roman Haven shower doors, Grove Ceramic pedestal basins with Hudson Reed taps and Grove close coupled toilets with soft close seats.
- LED mirrors with built-in shaving sockets.
- Chrome towel rails.

FLOORING

- Tumbled limestone tiles to kitchen/dining, utility and w/c.
- 15mm engineered oak herringbone flooring in the hallway and sitting room
- 100% wool natural loop carpet from Westex fitted with a good quality under lay (stairs/ landings/bedrooms).

HEATING AND WATER SYSTEM

- Underfloor heating throughout the ground floor with independent thermostat.
- Radiators on the first and second floors, towel radiators in bathrooms.
- Arotherm Plus Air source heat pump.

ELECTRICAL

- Schneider slim white switches and sockets.
- Wired smoke alarms.
- Electric car charging port at the front of property.
- Motion sensor external lights and the front side and rear of the property.
- LED lights inside kitchen cabinets and LED strip lights under wall cabinets.

LANDSCAPING

- Natural Indian Sandstone paving at the front of the property excluding single parking spot and small turfed area near the pavement.
- Bespoke Iron fence panel painted in F&B Scotch Blue to match the front door separating the two properties at the front.
- Small brick wall bordering the pavement to separate the two entrances.
- Small paved terrace area at the rear with the remaining garden turfed.
- New timber fence dividing the two gardens and at the backs of the gardens.

CONSTRUCTION AND EXTERNAL FINISHES

- High quality BEA Majestic brickwork with wet cast reconstituted Bath stone.
- Grey slate roof.
- Bespoke double glazed timber spring-sash windows from Allan Brothers, hardwood front door with chrome fittings and glazed top panels painted in F&B Scotch Blue, timber French doors at the rear of property painted in F&B Pointing.
- Double glazed Velux window on the second floor.
- Bike and bin storage for each property.

WARRANTY

10-year Buildzone Structural Warranty.

TENURE

Freehold.

SERVICES

Mains water, electric and drainage are connected.

LOCAL AUTHORITY

Cambridge City Council.

FIXTURES AND FITTINGS

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

AGENT'S NOTE

Photos shown are of 17 Grantchester Road, Some of the finishes, such as colour of carpets, differ between the two properties. 19 Grantchester Road is due for completion around the end of October.



