



Panton Street,
Cambridge **CB2**



31 Panton Street, Cambridge, CB2 1HL

Knight Frank are pleased to offer this stunning example of a Grade II listed Georgian townhouse in a sought after residential street, ideally situated for access to the city centre, Botanic gardens and mainline train station linking London's Liverpool Street and Kings Cross.

The property has been imaginatively renovated throughout, resulting in a characterful period family home.



Tenure: Available freehold

Local authority: Cambridge City Council. Tel: 01223 457000

Council tax band: E

Services: Mains gas, electricity, water and drainage

31 Panton Street has been a home for our clients for the last ten years. The property has undergone an extensive modernisation programme, creating a magnificently stylish home, effortlessly enhancing the features one would expect from the period. Steps lead to an elevated front door, opening into a stunning hallway with a staircase to the upper and lower floors. The dual-aspect sitting room features two period fireplaces with flame effect gas fires. Replacement sash windows are to the front and rear elevations. To the rear of the hallway, stairs lead to a lower lobby with access to the rear garden and cloakroom. The lower ground floor showcases an outstanding family space with a tiled floor covering and contemporary flame effect gas fire. Of particular note is the stylish kitchen, fitted with bespoke modern cabinetry across one wall with built-in appliances and a central island incorporating a casual dining table. This space is enhanced by a door to a sunken rear courtyard with steps to the rear garden.

The first floor main landing leads to a beautiful principal bedroom featuring a sliding door that gives access to a luxurious en-suite with built-in floating cabinetry, a free-standing bath, and a large shower cubicle. A sash window to the front elevation creates a naturally light space. There are two further bedrooms on this floor, one has been converted to a dressing room and the other is serviced by a modern shower room. The top floor offers another generous bedroom with eave storage and modern en suite shower room.

The front garden is accessed via an elegant wrought iron gate to paved plant areas and steps to the front door. The walled rear garden has been designed for low maintenance with paved entertainment areas and brick paved pathways around an artificial lawn main garden area edged by planted borders to add to the privacy. A discreet, sunken breakfast area off the kitchen on the lower floor completes the outside space.



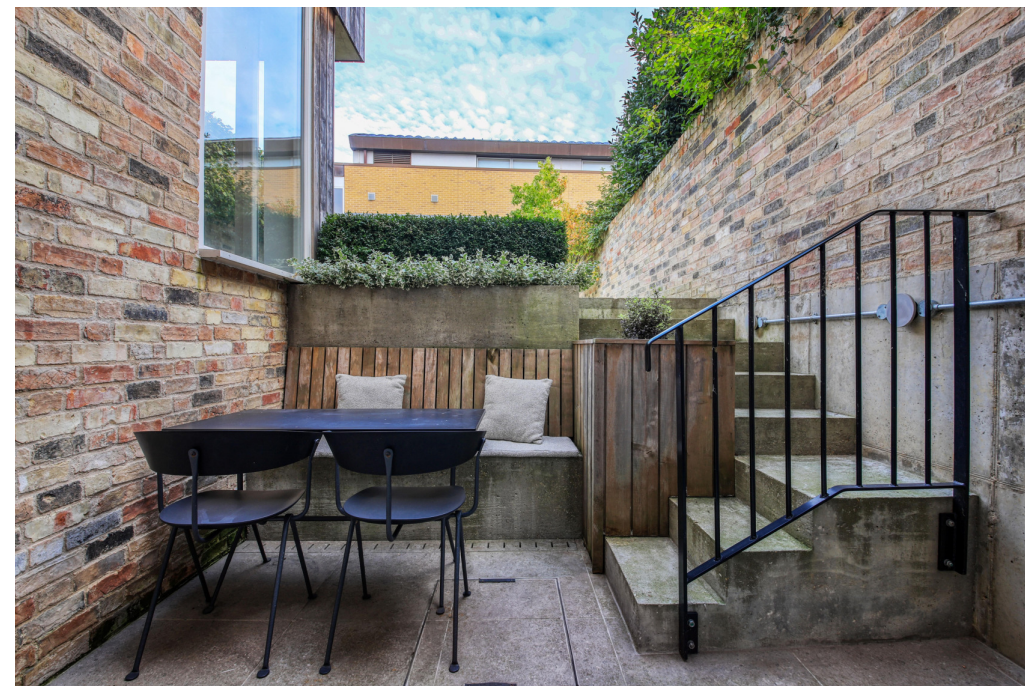




Beautiful mix of
period features
with modern
elements

Panton Street is a desirable residential location parallel to Hills Road, with one-way traffic calming adding to its appeal. Cambridge City Centre is within close proximity, offering a comprehensive range of shopping and leisure facilities, a mainline railway station (services to London from around 50 minutes), and the Cambridge University Botanical Gardens, a unique 40-acre garden with Victorian glass houses and cafes.

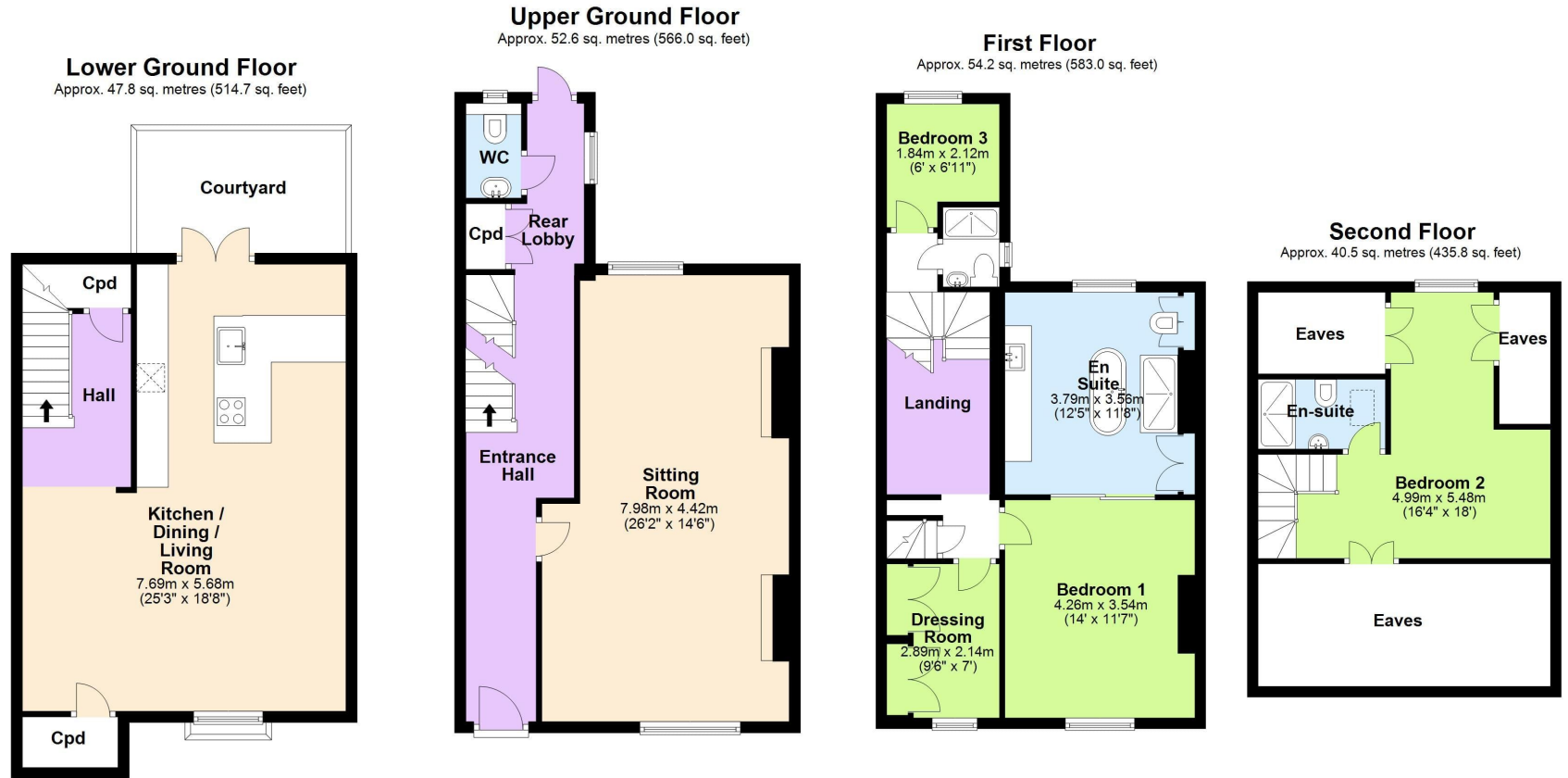
The City has become a high-tech and 'biotech' hub with the internationally renowned Science park and Addenbrooke's Hospital/Biomedical Campus. Schools for all age groups in both the state and independent sectors are close by, and good road links via the M11 and A14 provide onward access to major road networks.



Approximate Gross Internal Floor Area

195.1 sq m / 2009.6 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank
Cambridge
20 Station Road
Cambridge
CB1 2JD
knightfrank.co.uk

I would be delighted to tell you more
Michael Houlden
01223 972911
michael.houlden@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2023. Photographs and videos dated October 2023.

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