



## THE OLD COACH HOUSE




Cavendish Avenue , Cambridge





# A TRULY UNIQUE AND TRANQUIL HOME IN A PRESTIGIOUS LOCATION

Nestled within a highly regarded residential area, this much-loved and characterful home offers an exceptional blend of privacy, convenience, and charm.

			EPC
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Local Authority: Cambridgeshire County Council  
Council Tax band: G  
Tenure: Freehold





## LOCATION

Close to various amenities, including excellent schooling and Addenbrooke's Hospital, with excellent road and rail links.



## THE PROPERTY

Brick pillars and wrought iron auto security drive gates mark the entrance on the south side of Cavendish Avenue, leading to a long private driveway. A central entrance door flows into a hallway featuring a dog-legged staircase to the first floor, where an exposed vaulted ceiling with a Velux window enhances the sense of space and light. The generous living room features a working fireplace, large side doors, and windows that frame picturesque garden views. Adjacent are a formal dining room and an inviting family room which has a fireplace. The well-appointed kitchen showcases a part-vaulted ceiling, stylish cabinetry, and a thoughtfully arranged countertop workspace: a side utility room and a cloakroom with external access complete the ground floor. The home offers four well-proportioned bedrooms, serviced by two bathrooms.

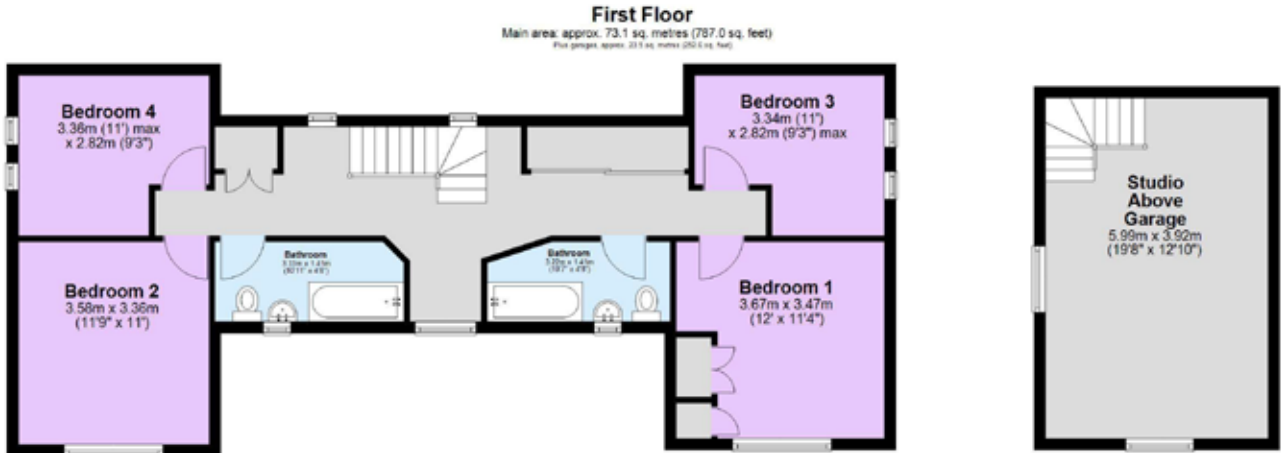
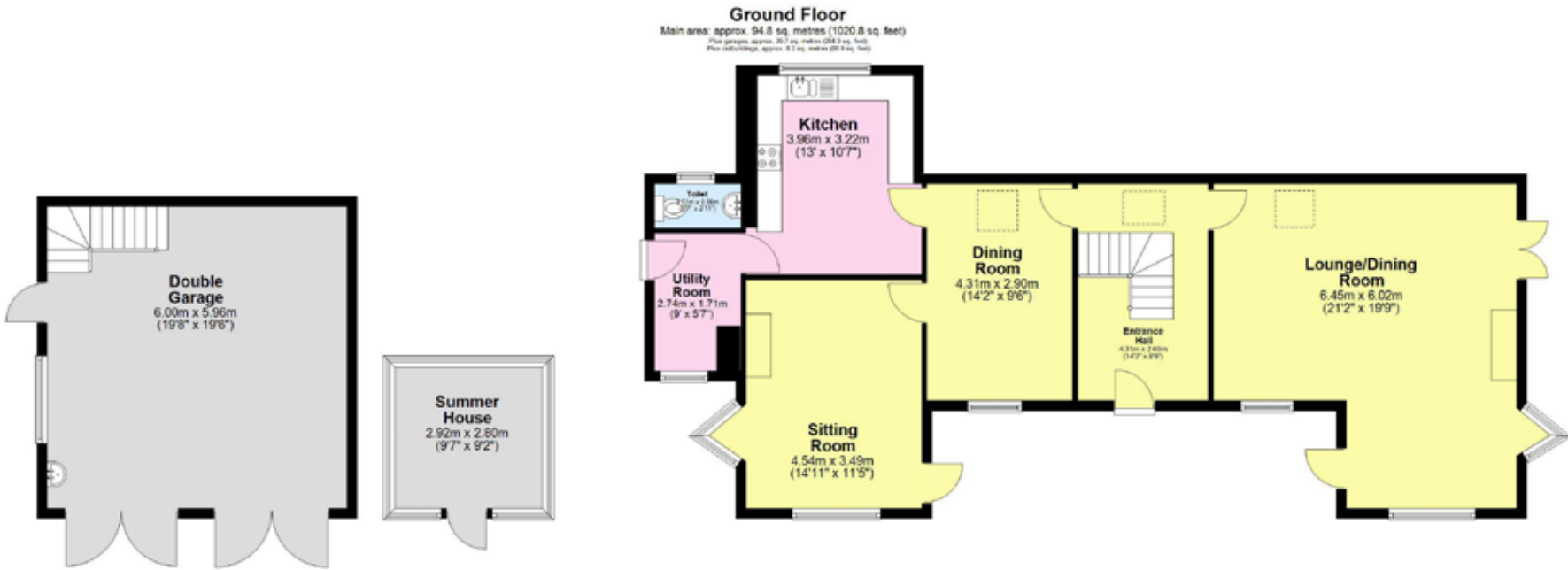




# OUTSIDE

The southwest-facing gardens are extensively laid to lawn, with mature trees and flower bordering. Additionally, a unique detached summer house sits beside a garden pond with a pedestrian bridge. A detached double garage benefits from full lighting, power and water, with a staircase leading to a versatile first-floor studio. This space is ideal for a separate annexe facility subject to relevant planning consent. Cobble-styled hardstanding provides ample parking for multiple vehicles.

Approximate Gross Internal Area  
Total Area = 167.9 sq m / 1,807.8 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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