



107 GLEBE ROAD

Cambridge



A MAGNIFICENT FAMILY HOME BUILT TO A HIGH SPECIFICATION BY HILL RESIDENTIAL

Set within a half-acre plot, is superbly situated in this sought-after south city location within walking distance of Cambridge train station.

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Tenure: Freehold
Local Authority: Cambridge City Council
Council Tax: H
Services: Mains gas, electricity, water, drainage
Features: Balcony, carport, storage, swimming pool and pool house

DESCRIPTION

Built in 2013 by the award-winning developer Hill Residential, Orchard House is one of just two exclusive and luxurious properties on Glebe Road, a popular and desirable south city location. The construction of the property comprises suspended insulated concrete floors, cavity-filled brick and block outer walls, timber window frames and a tiled roof. Internally, the property features 5,750 sq ft of immaculately presented accommodation arranged over three floors. High-quality materials have been used throughout the construction, and the current owner has further improved the property by converting a pre-existing carport into a large utility room, the original utility into a pantry and creation of a gym and large downstairs bedroom.

OUTSIDE

Set well back from the road, a secure gated access opens to a block paved driveway leading past a well-screened front garden, a generous parking area, and access to the Car Port and its 3 Storerooms. The rear garden is fully enclosed and enjoys privacy and seclusion from the mature trees and shrubs that border the perimeter fencing. The garden is ideal for those with a young family, with a large artificial lawn serving as a play area and a less formal space amongst the trees, along with the ground-level treehouse and ample storage in the two wooden sheds. A real bonus of the garden is the heated Swimming Pool set within the large, paved terrace served by a Pool House with a sitting/changing area, WC and shower room. Additional pockets of garden and terraces can be found to the side elevations, providing ample areas for seating and relaxation.



LOCATION

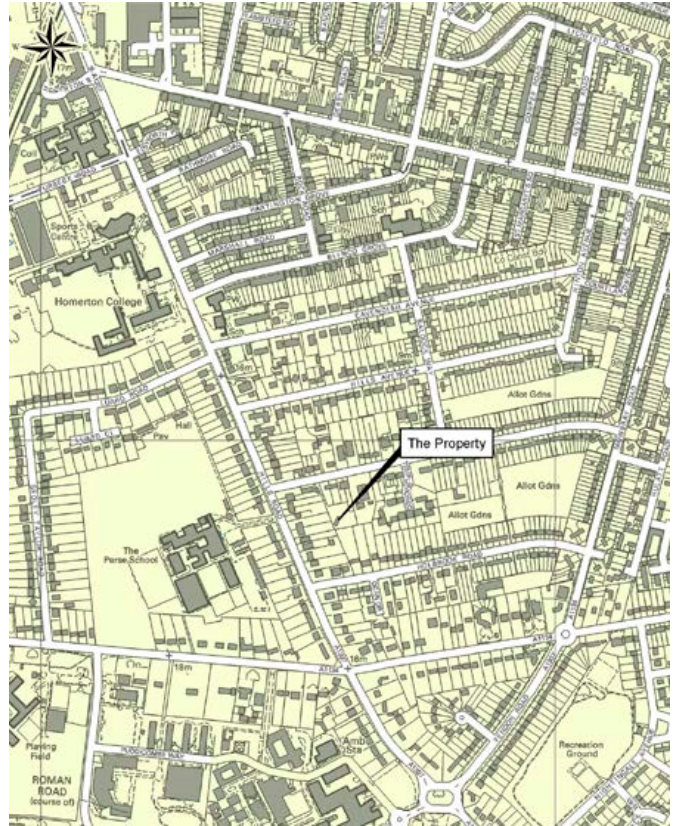
Glebe Road is one of the most highly regarded roads in this prime, south city location, conveniently situated for access to Addenbrooke’s Hospital and the Cambridge Biomedical Campus, planned to be one of the world’s largest centres of health, science and medical research. The property is also well placed for access to a mainline railway station with services to London’s King’s Cross and Liverpool Street in approximately 48 and 85 minutes, respectively. Several leisure and sporting facilities are within walking or cycling distance, including Hills Road Sports Centre, providing indoor and outdoor tennis courts, a gym, and Cambridge Leisure, a supermarket, cinema, ten-pin bowling and restaurant complex, to the north of Cherry Hinton Road. An excellent choice of state and independent schools are within proximity, including The Pelican Preparatory School, Morley Memorial Primary School, and The Perse, together with Sixth Form Colleges on Hills Road and Long Road.

City centre 1.75 miles, M11 (junction 11 3 miles) Mainline Railway Station (King’s Cross 48 minutes, Liverpool Street 85 minutes) 1.25 miles (distances and times are approximate).

PROPERTY HIGHLIGHTS

- Superb Kitchen/Breakfast/Dining Room opening to a spacious Family Room (6.70m x 6.33m) with bi-fold doors opening fully to the garden to create an outside flow with the house.
- Bespoke Warendorf Kitchen featuring a wide range of cabinetry, central island with breakfast bar, composite worktops, glass splashbacks, walk-in pantry and A-rated Miele appliances comprising induction hob, two electric ovens, two warming drawers and two dishwashers
- Large Utility Room with extensive storage cupboards with two washing machines and one dryer
- Formal Sitting Room (7.45m x 5.65m) with box bay window to front aspect, open fireplace and French doors to an inner courtyard area
- Further, tremendously versatile reception space on the ground floor to include a Gym, Study, Office/Art Room, and a large additional Bedroom
- Luxurious Principal Bedroom Suite with balcony, Dressing Room and En Suite Bathroom with separate shower and TV above the bath
- 5 further generous Bedrooms and 3 Bath/Shower Rooms arranged over the first and second floors
- High-quality Bath/Shower Rooms all fitted with Duravit sanitary ware, HansGrohe taps and showers, heated chrome towel rails and ceramic wall and floor tiles
- Gas-fired central heating with underfloor heating throughout
- CAT 5 wiring throughout
- Gated entrance with audio entry system, large driveway and Car Port
- Security alarm system







Approximate Gross Internal Area = 534.2 sq m / 5750 sq ft
(Excluding balcony, carport, storage, swimming pool, pool house)

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.

We would be delighted
to tell you more.

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