



EH

EXQUISITE  
HOME

## PERFECTLY PLACED

Beautiful historic Cambridge with its ancient university buildings, the Backs, the lovely River Cam, vibrant city centre, tree-dotted emerald greens, thriving cultural scene and perfect location is a joy for tourists, students, visitors, commuters alike. Bicycle lanes and paths are everywhere and the iconic sight of cyclists meandering past the colleges and river is a huge part of this wonderful city's streetscape.

Over the past few decades, Cambridge has also become known as a science and technology hub. The Cambridge Biomedical Campus, the headquarters of AstraZeneca, Cambridge Science Park and many others have led to the affectionate nickname "Silicon Fen." Those employed here appreciate the opportunity to walk or cycle to work, and the villages surrounding Cambridge are linked up to it via guided busways and cycle routes. Transport links are excellent, with the M11 and A14 connecting it to London, King's Lynn and Ely, the Midlands and A1. There are two stations in the city, Cambridge North connecting it to Colchester and Ipswich, and Cambridge itself with regular fast trains running into London King's Cross. The city is dotted with historic greens, water meadows and three Sites of Special Scientific Interest. It has a number of nurseries, primary and secondary schools in both the state and private sector making it ideal for families.





Standing at the end of a row of terraced cottages in the heart of the city is this delightful Grade II listed period property arranged over three floors, thought to have been built circa 1820. It has retained a number of its original features, including the external and internal doors, sash windows and wooden floorboards. The present owners bought the house in 2010, attracted by its wonderful location in the very centre of Cambridge, bounded by the beautiful green spaces of Midsummer Common, Christ's Pieces and Parker's Piece. Since moving in, they have completely transformed it while retaining its original period charm, putting in a new kitchen and bathroom, replacing the old plaster with lime plaster and redecorating throughout with Paint and Paper Library paint.

The road upon which the house stands is extremely inviting, with properties on one side of it and wonderful views out over Cambridge. The road is fairly quiet and there is residents' parking outside. Smart painted wrought iron railings flank the original flight of sandstone steps up to the front door and the area steps which lead down to the kitchen. Visitors' parking is also available. The front door leads into the entrance hallway with a staircase descending to the kitchen and another staircase ascending to the first floor. To the left is the stunning dual aspect sitting room which takes up the whole of this floor. It is a wonderful space with natural light pouring in through the two original sash windows with a very attractive original marble mantelpiece, tiled fireplace and the original wooden floorboards. There is useful alcove shelving at one end of the room and the fireplace, although currently occupied by a gas fire, could easily be converted back into an open fire as the chimney is open. This is the perfect family room, light, spacious and well-proportioned. The owners tend to spend their evenings here and there is more than enough room for sofas, chairs and even a table.

When this house was built, the kitchen in the basement would have been the domain of the servants. However, the owners have turned it into a light, contemporary space where they spend most of their time. Painted in restful, neutral colours, it has its own door accessed via the area steps and has been converted into a delightfully accessible and practical space. With its pale green units, solid wood worktops, maroon Rangemaster with gas hob, double electric oven and extractor hood, integrated dishwasher, fridge and freezer and more than enough room for a table and chairs, plus a large built in larder cupboard, it unites practicality and beauty. This would make a wonderful family space, with more than enough room for a large table, ideal for children doing their homework or playing and perfect for kitchen suppers, informal dinner parties and family dining. The accommodation on this floor is completed by a smart, contemporary cloakroom.



*“The light, contemporary kitchen is stunning and really is the heart of the home...”*



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### *Flexible First Floor*

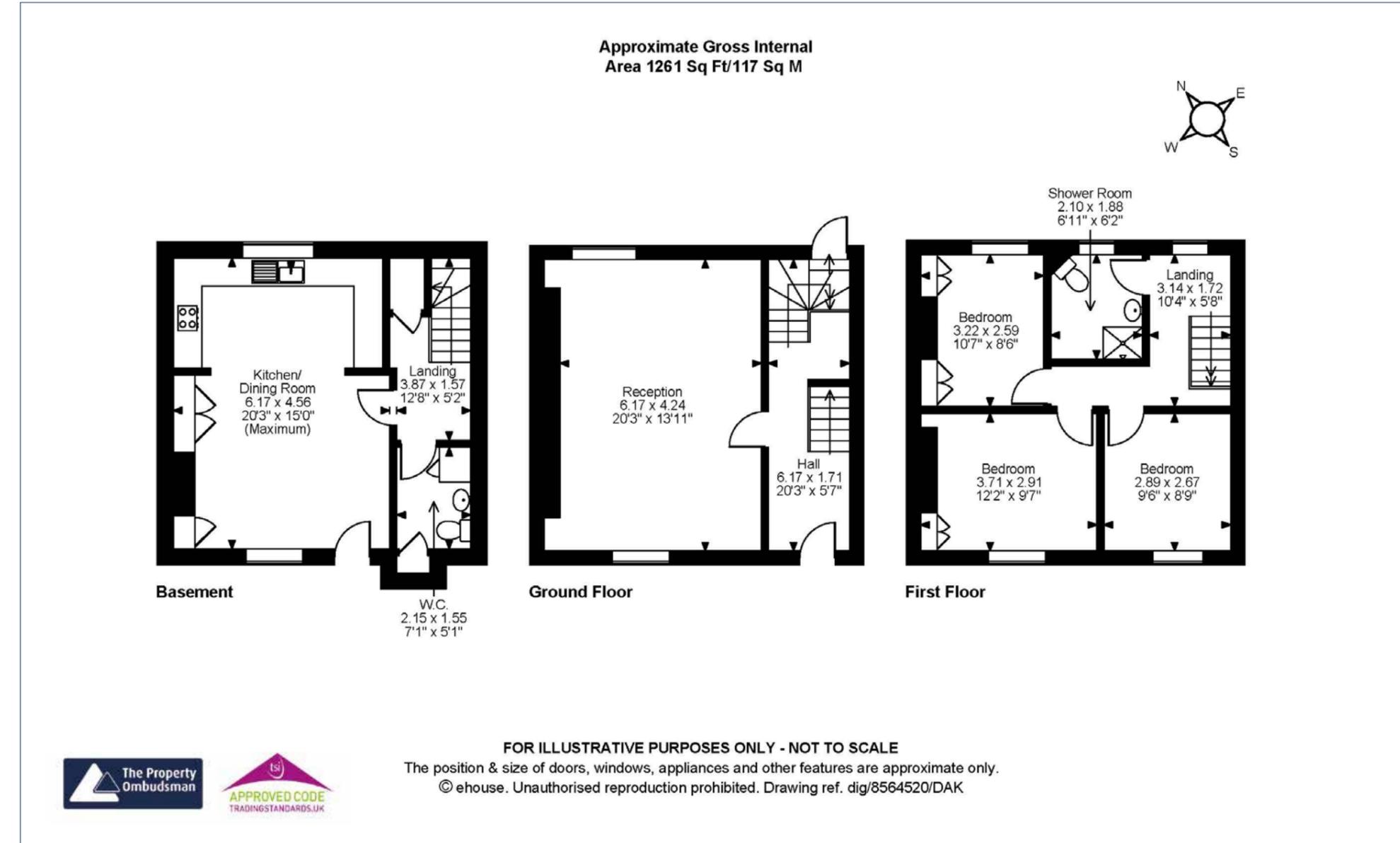
The staircase rises to the first floor where three bedrooms and a family bathroom can be found. There are two good sized double bedrooms, one with built in cupboards. The third single bedroom is currently being used as the study, surely a home office with one of the very best views that could be imagined, it too benefits from a built in cupboard. It could easily be retained as the home office, or converted into a nursery, playroom or child's bedroom. The smart, contemporary three-piece family bathroom decorated in a crisp, neutral palette has a large walk-in shower and a chrome towel heater.



# LOCATION

To the rear of the house is the pretty little walled courtyard which catches the sun in the morning and is delightfully cool on hot summer days. Floored with the original Cambridge White bricks, it is a charming spot ideal for container gardening and with enough room for a table and chairs. Entirely secluded and private, it is low maintenance and inviting.

One of the many joys about living in a central position in Cambridge is that everything is within walking distance. The owners walk everywhere and are on the edge of the city centre with its narrow streets, independent shops, market and wonderful old buildings. The wide open spaces of Parker's Piece, Midsummer Common, Christ's Pieces are within a few minutes' walk as is the Cam with its punts plying their trade up and down past the Backs. There is a little Waitrose to the rear of the house and a vast selection of pubs, cafes, restaurants, bookshops and leisure activities. The neighbours are all friendly and most have lived in the street for many years, making it a close-knit and supportive community. The station, the bus route, the A14 and M11 are within easy reach. In an ideal location, with many period features and light-filled, spacious accommodation arranged over three floors, this charming cottage is a period jewel in the magnificent setting of Cambridge.



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