



1a Prospect Row, Cambridge, CB1 1DU
Guide Price £1,500,000 Freehold



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A RARE GRADE II LISTED DOUBLE FRONTED EARLY VICTORIAN TOWNHOUSE PROVIDING ELEGANT ACCOMMODATION OVER THREE EXTENSIVE FLOORS WITH FINE PERIOD FEATURES AND WALLED GARDENS, ENJOYING AN ELEVATED POSITION IN THIS ATTRACTIVE TERRACE MOMENTS FROM THE HISTORIC CENTRE

- Impressive three storey period townhouse
- Flexible accommodation in excess of 2250 sq ft
- Fine period features
- Prime central residential location
- Secure bicycle store
- No onward chain

4 bedrooms – 3 bathrooms – drawing room – kitchen/dining room – snug/playroom – utility room – cellar – pantry – reception hall – walled rear garden – front courtyard areas and bicycle store – residents parking scheme

Prospect House is a handsome and imposing period townhouse believed to date from 1840 and has retained many charming features and character typical of the late Regency and early Victorian era including high ceilings, fireplaces, original plaster work and deep skirtings. The property provides elegantly proportioned rooms and a versatile arrangement over three extensive floors with tall sash windows and upper ground floor accommodation enjoying an elevated position to the street and private walled garden to the rear. The attractive and symmetrical façade is set behind wrought-iron railings and two front courtyards which are tiled to a geometric design with steps leading down to a secure bicycle store and separate entrance. Steps lead to the main entrance door and elegant reception hall with decorative arch and wide wooden floorboards. The upper ground floor comprises an impressive dual aspect drawing room with bespoke fitted recess cabinetry and extensive book casing, open fireplace with inset wood burning stove, wooden floorboards and deep skirting boards and a second reception room with a tall sash window to front aspect and double doors opening to a stylish and recently refitted family bathroom with separate WC off. This is a flexible space in total and has often been used as a guest bedroom. The lower ground floor comprises inner hallway with walk-in pantry, a cosy snug/playroom with cast iron fireplace and marble surround and book shelving to both recesses, a large and useful utility room with wash hand basin and steps down to a cellar. The kitchen provides a range of handmade framed low level cabinetry and drawers, solid wood working surfaces and a two oven Aga range. Double concertina doors open to the spacious dining room with feature fireplace with inset wood burning stove, original storage cupboards, sash window and entrance door to the front garden area with steps and bicycle ramp to street level. The upper floor comprises one impressive principal bedroom suite with walk-in wardrobe, two further double bedrooms and a refitted shower room. The charming walled courtyard garden offers split level terracing and raised borders of various established plants and shrubs and a high degree of privacy.

Location

Prospect Row is situated close to Parkers Piece and within walking or cycling distance of the City centre, Grafton Centre, CB1 and various facilities offered by the university. Schooling is at St Pauls or Park Street Primary with secondary schooling at Parkside Community College. Private schooling for all age groups is within the city and the railway station is a few minutes' walk or an easy cycle ride.

Agent's Notes

All mains services connected
Council tax band – G
Resident's parking permit scheme
Grade II Listed building and Conservation area

Services

All mains services connected

Statutory Authorities

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.

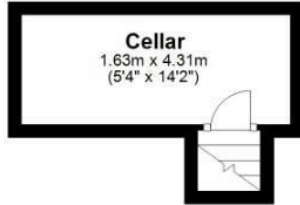
Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

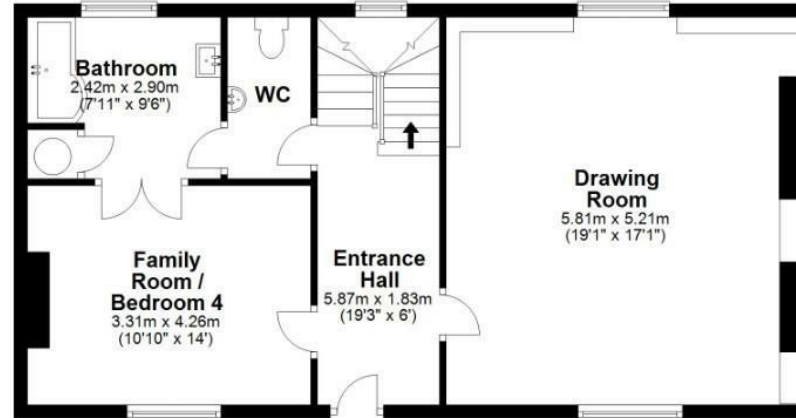




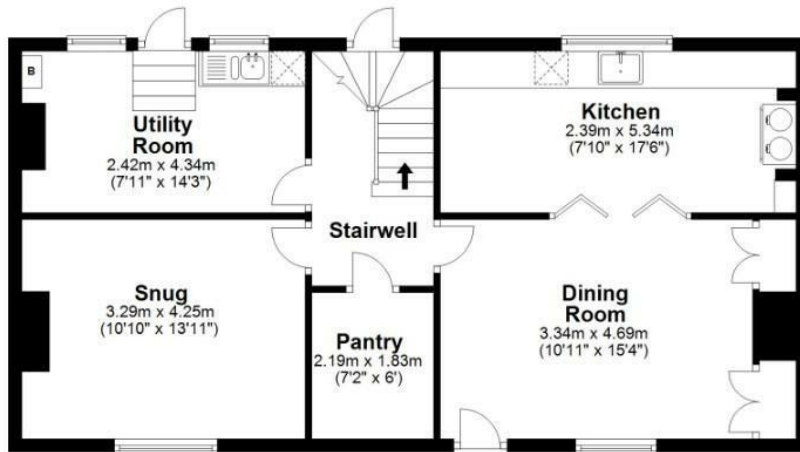
Cellar
Approx. 8.0 sq. metres (85.8 sq. feet)



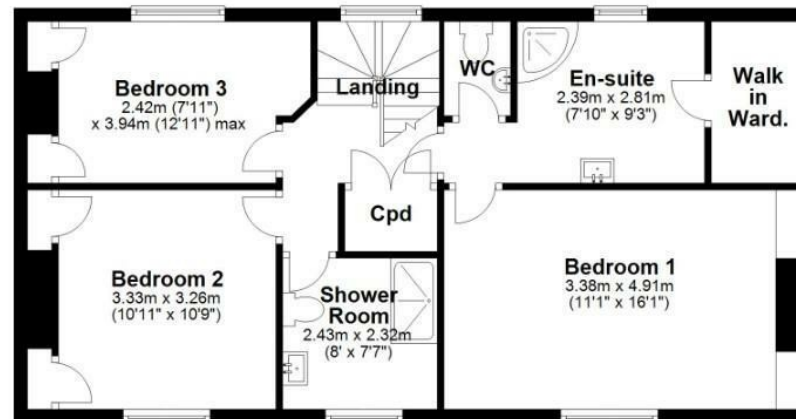
Upper Ground Floor
Approx. 67.0 sq. metres (720.9 sq. feet)



Lower Ground Floor
Approx. 67.8 sq. metres (729.6 sq. feet)



Second Floor
Approx. 66.9 sq. metres (720.3 sq. feet)



Total area: approx. 209.6 sq. metres (2256.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



