



201 Chesterton Road, Cambridge, CB4 1AH  
Guide Price £1,200,000 Freehold



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**A SUBSTANTIAL VICTORIAN FAMILY HOME PROVIDING WONDERFUL ACCOMMODATION APPROACHING 1970 SQFT AND A TWO-STOREY, BRICK-BUILT OUTBUILDING WITH LARGE WALLED GARDENS, LOCATED TOWARDS THE CITY END OF CHESTERTON ROAD.**

- Large modern open plan kitchen/dining/family room
- Large, well-proportioned rooms with high ceilings and period features
- Accommodation measuring 1969 sqft in total, over two floors
- Two-storey, brick-built outbuilding providing vehicular access from George Street

5 bedrooms – sitting room – family room – kitchen/dining/family room – utility room – family bathroom suite – ground floor and first floor WCs – reception hall – two-storey outbuilding – walled front & rear gardens

This handsome bay-fronted Victorian house of immense quality, provides extensive family accommodation over two floors with a large two-storey outbuilding offering excellent scope for conversion. Set in broad walled gardens close to Midsummer Common, Mitcham's Corner and the historic centre.

A large and attractive reception hall with an enclosed entrance vestibule leads to a cloakroom/WC and a useful utility room, which provides additional storage, plumbing for appliances and a wash hand basin. Two fine and elegantly proportioned reception rooms interlink via bespoke double doors. Both rooms boast high ceilings, front and rear bay windows, a blend of original and bespoke features and a high degree of natural light. The expansive triple aspect kitchen/dining/family room has a contemporary finish and provides access to and complete views of the rear garden. The kitchen has an extensive range of modern units and drawers with deep working surfaces and a matching central island providing an informal seating area. There is a range of integrated appliances and an attractive tiled floor.

Upstairs, a spacious landing area leads to a luxurious family bathroom suite, separate WC and five light and spacious bedrooms. Bedrooms three and four interlink and offer scope to create a wonderful principal bedroom suite.

Outside, the property is situated on the corner of Chesterton Road and George Street. A walled front garden with wrought-iron railings provides established shrubs which gives the property some privacy from the road. The broad rear garden is predominantly laid to lawn, has a variety of mature trees and shrubs, gated side access leading to a large, paved terrace area and a detached outbuilding arranged over two floors with double doors opening to George Street. An external timber staircase leads to the first-floor room. This brick building offers huge potential but needs extensive renovation.

**Location**

Chesterton Road forms part of a popular residential area just to the north of the river Cam. Midsummer Common and Jesus Green are close by with local shopping on Mitcham's Corner and Chesterton Road itself. Primary schooling is at Milton Road with secondary schooling at Chesterton Community College. The city centre (Market Square) is approximately 1.25 miles away and Cambridge North Station and Cambridge Science Park are within cycling distance.

**Agent's Note**

The two-storey outbuilding is in need of significant repair and the external staircase isn't safe .

**Tenure**

Freehold

**Services**

All mains services connected.

**Statutory Authorities**

Cambridge City Council.  
Council Tax Band - G

**Fixtures and Fittings**

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

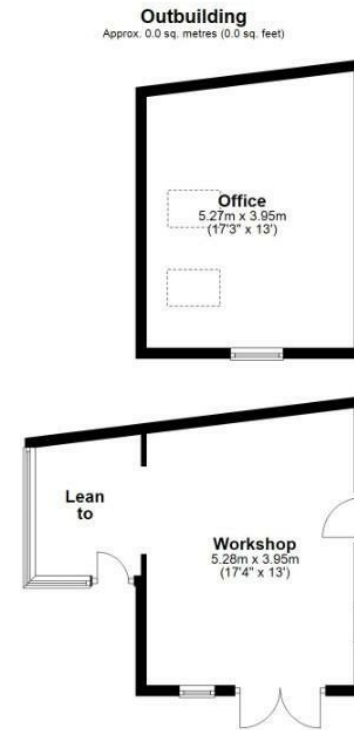
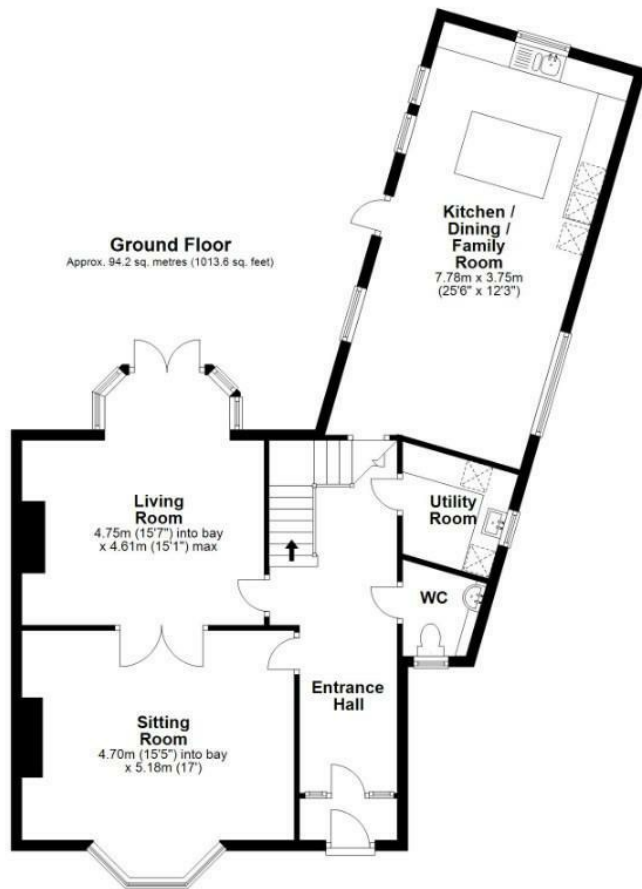
**Viewing**

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









Total area: approx. 183.0 sq. metres (1969.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.







