



43 Owlstone Road, Cambridge, CB3 9JH
Guide Price £1,450,000 Freehold



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AN EXCEPTIONAL, FIVE BEDROOM VICTORIAN TOWNHOUSE EXTENDING TO 2000 SQFT WITH INSPIRING INTERIOR DESIGN AND A LANDSCAPED GARDEN, OCCUPYING A PRIVILEGED POSITION IN THE HEART OF NEWNHAM VILLAGE.

- A beautiful period home of elegant proportions in one of Cambridge's most sought-after locations
- Beautiful rooms with high ceilings, fine architectural features and lots of natural light
- 5 bedrooms including 2 principal suites
- Residents permit parking scheme
- EPC - D / 66

This fine and substantial, bay-fronted family home in Newnham is adjacent to beautiful natural surroundings and scenic riverside walks into the historic centre. The property occupies a peaceful location on Owlstone Road with a wide range of independent shops and excellent schools, all within a short walk.

This broad and imposing Victorian townhouse has been the subject of a full and exhaustive renovation and expansion program. The end result is first class and provides well-proportioned accommodation with a high-quality finish, which combines creative and inspiring interior design with all the charm and character of a period home.

An impressive reception hall leads to all ground floor accommodation comprising a broad and elegant sitting room with large bay window with made-to-measure shutters, a grand central fireplace, handmade painted recess cabinetry and picture rails. A second reception room has painted floorboards, glazed French doors opening to the rear garden, an inset woodburning stove and bespoke recess cabinets and book shelving. A bright and spacious dining room has painted floorboards and a large sash window. This beautiful space connects to the well-equipped, traditional style kitchen with painted cabinetry and drawers, an Aga range cooker and space for freestanding appliances.

The first floor level is extensive and provides a stylish family bathroom suite and four spacious double bedrooms. The first floor principal bedroom suite has a large bay window with made-to-measure shutters and an ensuite shower room.

The guest suite is located on the second floor and has access to a separate bathroom suite. This large room benefits from Velux windows and attractive panelling.

Outside, the house is set behind a neat front garden. The rear garden has been designed and landscaped with low maintenance in mind. This private landscaped garden is predominately laid to attractive paving and has a summer house, separate storage shed and secure gated access.

Location

Owlstone Road forms part of an extremely popular residential location in the centre of Newnham, about 1 mile west of the city centre. There is a selection of local shops in the immediate vicinity together with a primary school, whilst further state and independent schools for all age groups are available in the city. The well renowned Hills Road Sixth Form College is within easy cycling distance.

The city centre, Colleges and various University Departments can be approached on foot or by bicycle via 'The Backs.' In addition there are riverside walks to Grantchester.

Tenure

Freehold

Services

All mains services connected.

1 Gb Virgin Media Broadband is available in the area

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.







Approx. gross internal floor area 186 sqm (2000 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		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.



