



64 Queen Edith's Way, Cambridge, CB1 8PW
Guide Price £1,100,000 Freehold



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A SUBSTANTIAL, DETACHED HOUSE ON QUEEN EDITH'S WAY PROVIDING EXTENSIVE MODERN ACCOMMODATION EXTENDING TO 2185 SQFT, SET WITHIN GENEROUS MATURE GROUNDS INCORPORATING A LARGE CONTEMPORARY STUDIO AND OFF-STREET PARKING.

- Family home with well-configured accommodation to suit modern living requirements, on the south-side of the city.
- 2185 sqft of light and modern accommodation arranged over two floors
- Established gardens housing a high-specification contemporary home working studio
- No onward chain

4 first floor double bedrooms – large landing/play area – first floor family bathroom – large kitchen/breakfast area opening to a living/dining area – sitting room – utility area – ground floor shower room – family room/study – separate staircases – entrance hall – large contemporary studio/home working space – established front and rear gardens – off-street parking

This imposing red brick family home, stands detached, set back from the road, behind broad and well-screened frontage on Queen Edith's Way. The property has been significantly extended, renovated and remodelled to create expansive open plan living spaces with garden views and lots of natural light, alongside a separate, versatile wing providing a self-contained arrangement. The property is within striking distance of Addenbrooke's Hospital, The Biomedical Campus and a choice of outstanding schools and sixth form colleges.

The property is approached via a deep, sweeping driveway, which provides ample off-street parking and leads to two separate entrance points and gated rear access to private gardens.

The main reception hall with a porch has a staircase leading to the first floor and access to the sitting room. The principal living/dining space comprises three connecting areas, which include a broad kitchen/breakfast room with extensive storage options and working surfaces, a range of integrated appliances and provisions to add a large central island. A deep, full-width family/dining space benefits from three large skylights and extensive rear glazing, which provides access to and complete views of established gardens. A sitting room completes this impressive area. An enclosed utility area has provisions in place to convert to a kitchenette and is located close to the ground floor shower room, hallway with second staircase rising to the first-floor accommodation and study/bedroom five

Upstairs, there are four spacious double bedrooms, a large play/study area, a refitted family bathroom and separate WC. Bedrooms one, two and three all provide built-in wardrobe space.

Outside, there is a large, established rear garden with wrap-around patio area, lawn, mature trees and shrubs and a well-constructed modern studio, which is fully insulated and provides ample power supply and lighting.

Location

Queen Edith's Way enjoys a convenient position, close to Addenbrooke's Hospital, about 1.5 miles south of the railway station and 2 miles from the city centre. The area is widely acknowledged as one of Cambridge's most popular and prestigious residential areas south of the city. There are an excellent range of local facilities including day-to-day shops on Wulfstan Way.

Schooling is available at the 'Outstanding' Spinney Primary School and Queen Edith's Primary School with secondary provision at Netherhall, Ofsted rated 'good'. Hills Road (1.3 miles) and Long Road (1 mile) Sixth Form Colleges. There are also excellent private schools such as The Perse, Leys and others are also within easy reach of the property.

Queen Edith's Way is very popular with people who work at the Addenbrooke's site and those who appreciate its balance of giving ease of access into the city without feeling too urban, plus its strong sense of community.

Services.

Mains services – Gas, Electricity, Water & Drainage are all connected

Statutory Authorities.

Cambridge City Council
Council Tax Band – F

Fixtures and Fittings.

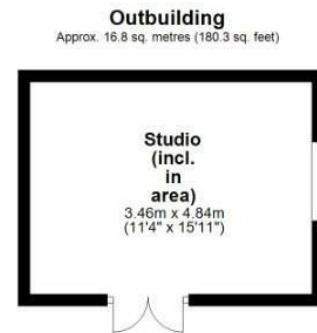
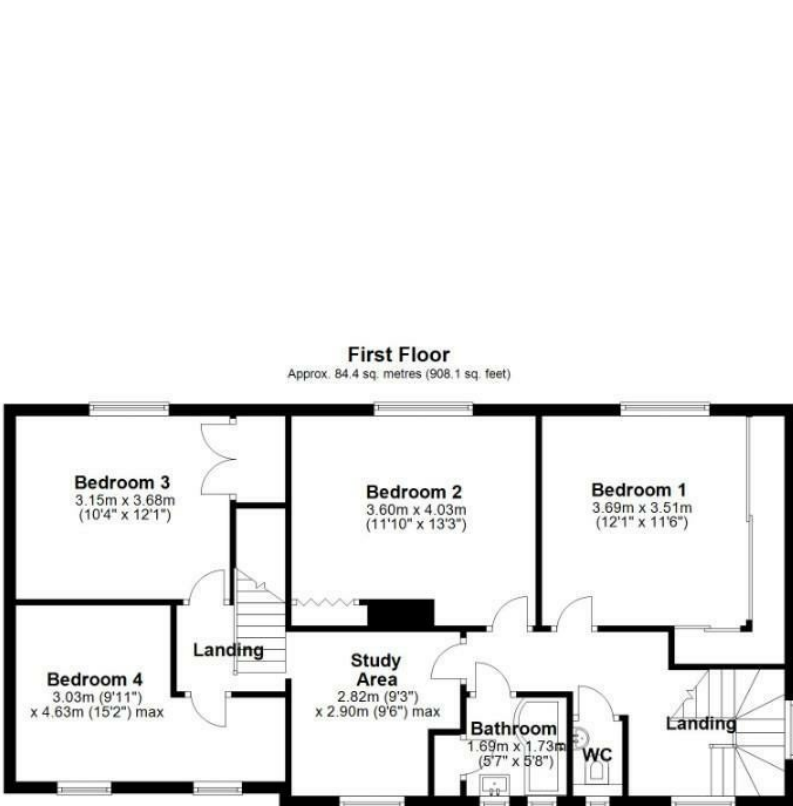
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing.

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







Total area: approx. 219.8 sq. metres (2365.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	84
(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	

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.

