



47 Fulbrooke Road, Cambridge, CB3 9EE
Guide Price £1,750,000 Freehold



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A SPECTACULAR AND SUBSTANTIAL, 4-BEDROOM FAMILY HOME WITH MATURE LANDSCAPED GARDENS OCCUPYING A PRIVILEGED POSITION IN ONE OF CAMBRIDGE'S MOST SOUGHT-AFTER LOCATIONS. INSPIRING DESIGN AND METICULOUS ATTENTION TO DETAIL PROVIDES LIGHT, CONTEMPORARY OPEN LIVING AND VIEWS TO BEAUTIFUL NATURAL SURROUNDINGS.

- Accommodation over three floors measuring 2225 sqft
- Luxury handmade kitchen and central island
- 8 electronically operated Velux windows with thermally insulated blinds
- 2 Eco woodburning stoves
- Replacement double glazed hard wood windows
- Eco friendly detached home office
- Generous outside storage solutions

4 double bedrooms including a second-floor principal bedroom suite – luxury family bathroom suite – sitting room – open plan kitchen/dining/family room with study area – utility room – attractive reception hall – WC/boot room – mature, landscaped gardens – eco-friendly garden studio – kitchen garden – side area including secure storage, bicycle storage and wood store

This exceptional family home is located at the end of an attractive no-through road in Newnham and stands semi-detached, adjoining beautiful natural surroundings, rarely found within the city boundary. This broad and imposing 1930s house has been the subject of a full and exhaustive modernisation, expansion and renovation program. The end result is first class and provides extensive and well adapted accommodation finished to a high specification, which combines a creative, contemporary interior design with all the charm and character of a period home.

The property occupies a peaceful, semi-rural location adjoining countryside walks to Grantchester Meadows, the river and the Cocks and Hens Cambridge Tennis Club. Independent shops in Newnham, outstanding schools and the historic city centre are all within a short walk.

The impressive reception hall has been extended to create lots of natural light. Ample concealed storage space has been added to this area and there is a useful WC. The charming and beautifully presented sitting room benefits from dual aspects, replacement hardwood windows with bespoke shuttering, a large decorative fireplace with inset woodburning stove, attractive oak flooring, picture rails and original plaster coving. The principal reception area is an impressive open plan space with extensive glazing and oak flooring, made up of three main areas. The beautiful and well-equipped kitchen has a matching range of handmade solid wood cabinets and drawers, marble working surfaces with a bullnose edge detail, double Belfast sink, a range oven with extractor hood over, integrated dishwasher and central Island unit with a solid ash worktop and additional storage and breakfast bar overhang. The dining/family/study area enjoys a high degree of natural light, complete views of the garden and surroundings beyond, with access to a large outside terrace area via tri-folding doors. There is a cosy semi-open sitting room with woodburning stove, picture rails and plaster coving. A useful utility room providing additional storage space and plumbing for freestanding appliances completes the ground floor accommodation.

Upstairs, the first-floor landing leads to a modern family bathroom suite with a separate walk-in shower, a separate WC and three immaculately presented and spacious bedrooms. The second floor level comprises a wonderful principal bedroom suite with vaulted ceiling and seating area enjoying far reaching views across Cambridge Rugby Club's playing pitch. A modern shower room is accessed from the landing area, which provides ample built-in storage.

Outside, a beautifully designed, enclosed front garden provides established screening and access to wide, side area which provides secure storage sheds, bicycle storage and open log store. There is an outside power supply which could be adapted to an electric charging point. There is a delightful and private rear garden, which benefits from mature planting including a variety of trees and established shrubs planted to borders in front of attractive woven willow fencing. There is a detached eco-friendly garden studio with wildflower roof and large kitchen garden.

Location

Fulbrooke Road is situated off Grantchester Road, in a quiet part of the highly regarded Newnham Village approximately 1 mile west of the city centre. There is a good selection of local amenities in Newnham itself including award winning butcher, co-op, bakers with coffee shop, pharmacy and primary school. Secondary and private schooling for all ages groups are available in the city. The city centre, colleges and various university departments can be reached by foot or bicycle via The Backs. Grantchester Meadows and Lammas Land are both within walking distance.

Tenure

Freehold

Services

Mains services connected :- water, drainage, electricity and gas.

Statutory Authorities

Cambridge City Council.

Council Tax - E

Fixtures and Fittings

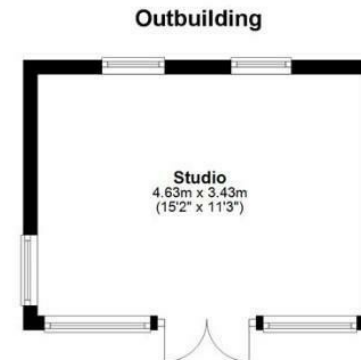
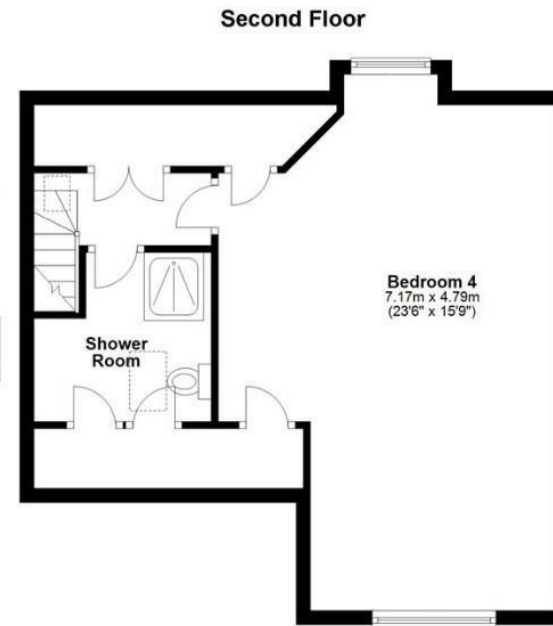
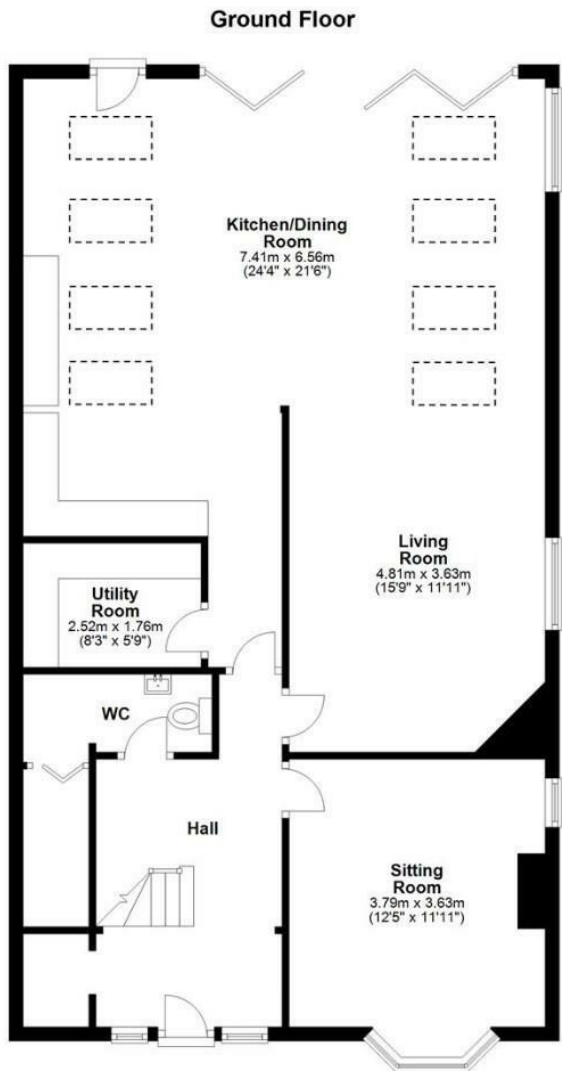
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Approx. gross internal floor area 206 sqm (2225 sqft) excluding Studio

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		

Current: 67
Potential: 79

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.



