



17 Adams Road, Cambridge, CB3 9AD
Guide Price £2,500,000 Freehold



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A FINE 1920'S 'ARTS AND CRAFTS', DETACHED RESIDENCE PROVIDING EXTENSIVE FAMILY ACCOMMODATION EXTENDING TO 3761 SQFT, SET IN MATURE GROUNDS APPROACHING 0.58 ACRE IN ONE OF CAMBRIDGE'S MOST SOUGHT-AFTER LOCATIONS.

- 3761 sqft / 349 sqm
- 6 bed, 5 reception, 3.5 bath
- 1920's
- Car Port: 32'2" x 16'3"
- Council tax band – G
- Detached house
- 2347 sqm / 0.58 acre
- Gas-fired heating to radiators
- EPC – E / 54

17 Adams Road is a handsome and substantial 1920's detached house built to a decorative arts and crafts design with later additions in the 1970's, which include an impressive loft conversion and drawing room extension. This fine Cambridge home now provides extensive family accommodation extending to an impressive 3761 sqft incorporating elegant rooms with high ceilings, which overlook and take full advantage of mature natural surroundings. The property offers a rare and secluded position in the heart of college land, set within mature grounds over 0.5 acres, which include formal gardens, a vegetable and soft fruit garden and small orchard. The property is a short walk to the backs and historic city centre.

The accommodation comprises an entrance vestibule with a cloakroom/WC, a large reception hall with sweeping staircase leading to a large first-floor gallery landing, a sitting room with bay window and open fireplace, two study rooms, an impressive triple aspect drawing room with adjoining orangery and an expansive, open plan kitchen/dining room with a central island and a walk-in pantry. An inner lobby leads to a utility room, separate WC and a side car port area.

Upstairs, the first-floor level offers four spacious double bedrooms including a principal bedroom suite and a guest bedroom with a wash hand basin and a full-width balcony. A family bathroom suite with a separate shower cubicle and a separate WC completes this floor.

The second floor comprises a large double bedroom with ample eaves storage and multiple roof windows, a separate bathroom suite and bedroom 6.

Outside, the property offers a high degree of privacy from the road and is approached via a large gravel driveway, which provides access to the car port, ample off-street parking and a covered bicycle store. Beautiful, well-established formal gardens continue along the western boundary into the main rear garden, which provides a large formal lawn, orchard and wild area, vegetable garden and soft fruit cages.

Location

Adams Road, situated off Grange Road, less than one mile to the west of Cambridge city centre is undoubtedly one of the most desired addresses in Cambridge due to its wonderful location just a short walk to The Backs and the River Cam via Burrell's Walk footpath, and also due to the characterful homes within generously sized plots.

The property is ideally located for many of the Cambridge Colleges and University Departments including the West Site, home to the Cambridge University's Department of Veterinary Medicine and the Institute of Astronomy amongst others. A foot/cycle path at the end of Adam's Road gives a safe off road approach to this location and indeed to the beautiful village of Coton beyond. The University Library, St John's College School and King's College School are just a short walk away, located on Grange Road and West Road respectively. Addenbrooke's Hospital and the Biomedical Campus, is approximately 3.5 miles south of the property.

Nearby sports facilities can be found at the University Sports Centre (open to the public) at the end of Adams Road/Wilberforce Road, whilst the Cambridge Real Tennis Club can be found on Grange Road next to Burrell's Walk and the University Library.

London commuters are well served with Cambridge's mainline railway station about 2.5 miles away providing services to King's Cross and Liverpool Street in about 52 and 67 minutes respectively, the M11 is about 1.8 miles away whilst the A14 is approximately 2.5 miles away.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

Cambridge City Council.

Council Tax Band -

Fixtures and Fittings

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

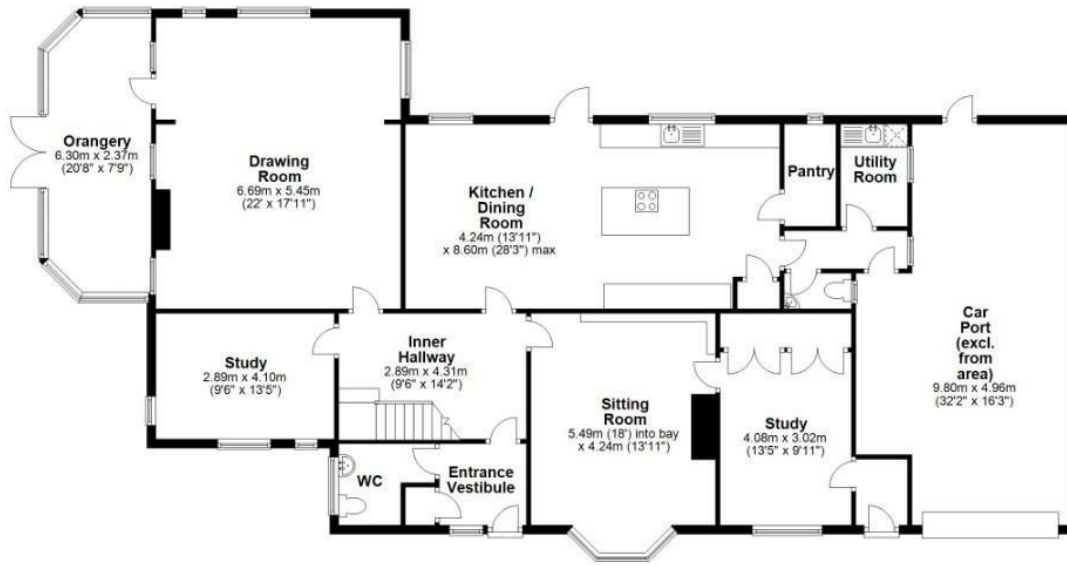
Viewing

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





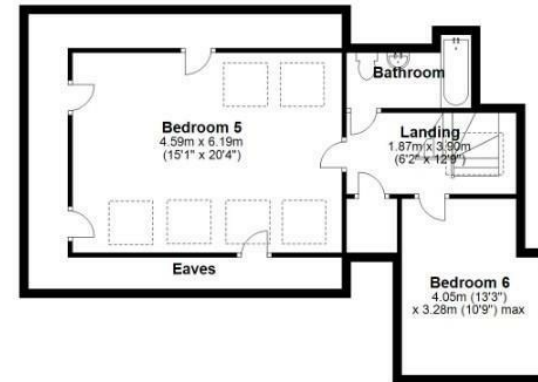
Ground Floor
Approx. 173.5 sq. metres (1868.0 sq. feet)



First Floor
Approx. 121.6 sq. metres (1309.3 sq. feet)



Second Floor
Approx. 54.2 sq. metres (583.9 sq. feet)



Total area: approx. 349.4 sq. metres (3761.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanIt!

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	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	70

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.



