



Millington Lodge, 3 Millington Road, Cambridge, CB3 9HW
Guide Price £3,350,000 Freehold



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01223 323130

A STUNNING, EDWARDIAN 'ARTS AND CRAFTS' FAMILY HOME IN ONE OF THE FINEST RESIDENTIAL AREAS IN CAMBRIDGE. SPACIOUS FIVE BEDROOMED ACCOMMODATION OF ABOUT 3426 SQFT SET IN BEAUTIFULLY PRESENTED MATURE GARDENS OF ABOUT 0.23 ACRES IN THIS CONVENIENTLY LOCATED PRIVATE NO-THROUGH ROAD.

Entrance Hall • cloakroom • drawing room • sitting room • dining room with cellar • conservatory •
• kitchen/orangery • utility room • 5 bedrooms • family bathroom •
• ensuite shower room • study • storeroom • detached single and double garages • EPC - F / 33

Millington Lodge is a fine detached 'Arts and Crafts' house dating from 1903 of red brick elevations under a clay, plain tiled roof, with many interesting original features. It offers well planned family accommodation of about 3426 sqft over three floors. The spacious entrance hall opens to the main reception rooms including the drawing room, dining room and sitting room, which in turn opens onto the high quality conservatory overlooking the garden. The attractive kitchen with Aga opens into the oak-framed orangery with French door to the side terrace. There is a ground floor cloakroom and a utility room. The dining room has an underfloor spiral cellar.

On the first floor is a large, light landing opening onto four bedrooms and the family bathroom. There is a walk-through dressing and ensuite shower to bedroom 1. On the second floor is bedroom 5 with vaulted ceiling leading to a loft room. There is also a well fitted study.

The gardens and grounds extend to about 0.23 acres and have an 'in-and-out' gravel drive. There is an oak-framed single garage. The private main garden is laid mainly to lawn with mature trees, shrub and flower borders. The double garage is set back from the road behind high double gates. There are paved terrace areas to the side and rear of the house.

LOCATION: Millington Road is a privately owned no-through road located just off Barton Road and a five minute walk to the local facilities in Newnham village including shops, chemist and butcher. The historic centre is about 0.75 miles, a twenty minute walk. Many of the University departments and Colleges are situated to this side of the city. High quality schooling for all ages in both the state and private sectors are available in the city. The railway station (about 1.5 miles), M11 (about 1.7 miles) and the Addenbrooke's / Biomedical campus (about 2.75 miles) are easily accessible.

AGENT'S NOTE: The house was built in 1903 and extended with the 'Amdega' conservatory in 1988 and the 'Julius Bahn' oak framed orangery and single garage in 2016. The house is within the conservation area and is on the City Council list of 'Buildings of local interest'. The house was previously held on a long lease from King's College. A section 29 clause of the leasehold reform act is on the title. The private road is owned by King's College Cambridge. An annual maintenance fee is paid. The 2024 charge is £162.35. The road has a residents association, which organises the road private permit parking scheme.

SERVICES

Gas-fired radiator heating from twin boilers. Gas fired Aga also supplies domestic hot water. Hot water softening system. Mains gas, water, electricity and drainage. Partial double-glazing.

STATUTORY AUTHORITIES

Cambridge City Council.
Cambridgeshire County council
Council Tax Band - H

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.

TENURE

Freehold.

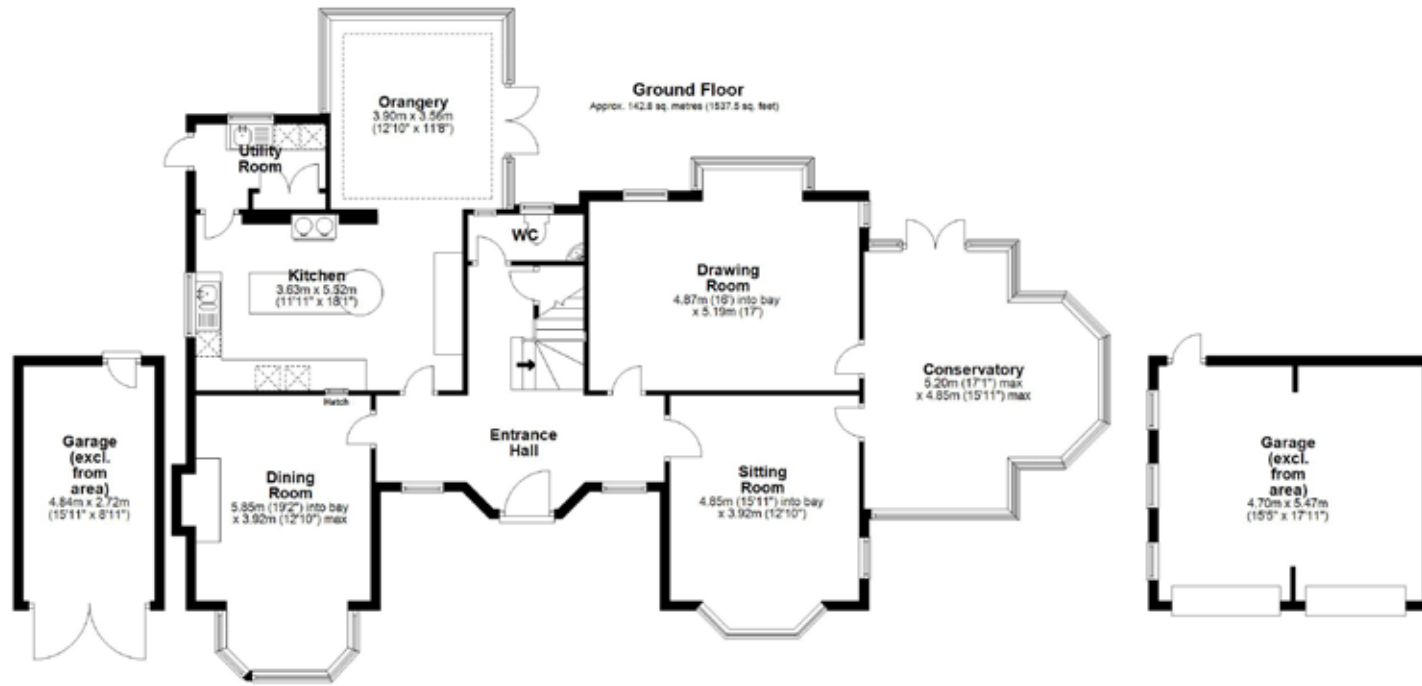
7 Dukes Court, 54-64 Newmarket Road, Cambridge, CB5 8DZ T: 01223 323130



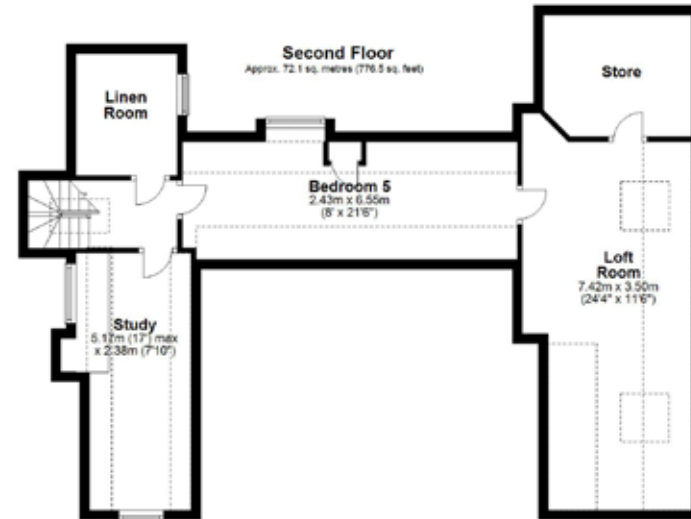




Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
92+	A		
81-91	B		
69-80	C		
55-68	D		54
39-54	E		
21-38	F	33	
1-20	G		
Less energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



First Floor
Approx. 103.4 sq. metres (1112.5 sq. feet)



Total area: approx. 318.3 sq. metres (3426.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanItUp

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.

