



4 Champneys Walk, Cambridge, CB3 9AW

Guide Price £1,300,000 Freehold



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**A SUBSTANTIAL 5-BEDROOM, DETACHED MODERN TOWNHOUSE WITH INTEGRAL DOUBLE GARAGE, OCCUPYING A PRIVILEGED POSITION ADJOINING NEWNHAM COLLEGE GROUNDS, ON A NO-THROUGH CUL-DE-SAC, OFF GRANGE ROAD.**

- Detached modern townhouse with accommodation arranged over three floors
- Integrated double garage and off-street parking for two vehicles
- Private cul-de-sac adjoining Newnham College gardens
- No onward chain

5 double bedrooms – 2 bathrooms – full-depth sitting room – dining room – kitchen/breakfast room – utility room – cloakroom/WC – integral double garage – driveway parking – private rear garden with pedestrian side access

4 Champneys Walk stands detached with a modern façade incorporating detailed brick elevations and a feature Oriel window beneath a tiled roof. The property was built in 1987 by David Reed Homes and forms part of a select, no-through development, off Grange Road.

The accommodation needs modernisation, spans three spacious floors and measures 1924 sqft in total, benefitting from a flexible layout and scope for remodelling and expansion. The ground floor accommodation comprises a reception hall, cloakroom / WC, full-depth, dual aspect sitting room with parquet flooring, feature fireplace and sliding glazed doors opening to the rear garden. There is a dual aspect dining room, a generous and well-equipped kitchen / breakfast room providing an extensive range of storage units and drawers, working surfaces and breakfast bar, a range of integrated appliances and a door out to the garden. A useful utility room leads to the integral garage.

Upstairs, the first-floor landing leads to a family bathroom suite and three bedrooms including the principal bedroom with ensuite shower room. The bright and airy second-floor landing leads to two spacious double bedrooms, both with wash basins and a built-in cupboard housing the water tank.

Outside, the property commands an end position and is approached via a block-paved driveway providing space for two vehicles in front of the double garage. The rear garden enjoys a high degree of privacy and has a timber storage shed, a variety of mature shrubs and trees, seating area and gated pedestrian access to the front.

**Location**

Champneys Walk is situated off Grange Road in a highly desirable residential area. It is a few minutes walk to the city centre, the well known 'Backs' and many Colleges and other facilities offered by the University. The centre of Newnham is close by with a selection of shops and a primary school. State and independent schools for all age groups are within the city. It is also well placed for the railway station and access to the M11 at Junction 12. The property backs onto Newnham College gardens as well as the greenhouse area for the Newnham College gardeners and sides onto the wooded part of Newnham College gardens.

**Agent's Note**

Structural survey and Arboricultural assessment in place for interested parties to view

**Tenure**

Freehold

**Services**

All mains services connected.

**Statutory Authorities**

Cambridge City Council.

Council Tax Band - G

**Fixtures and Fittings**

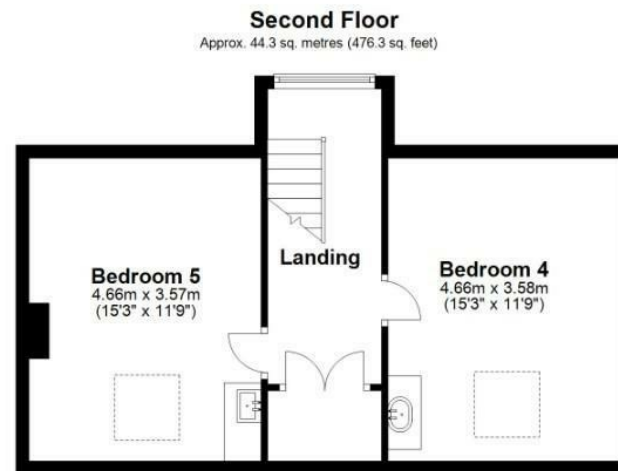
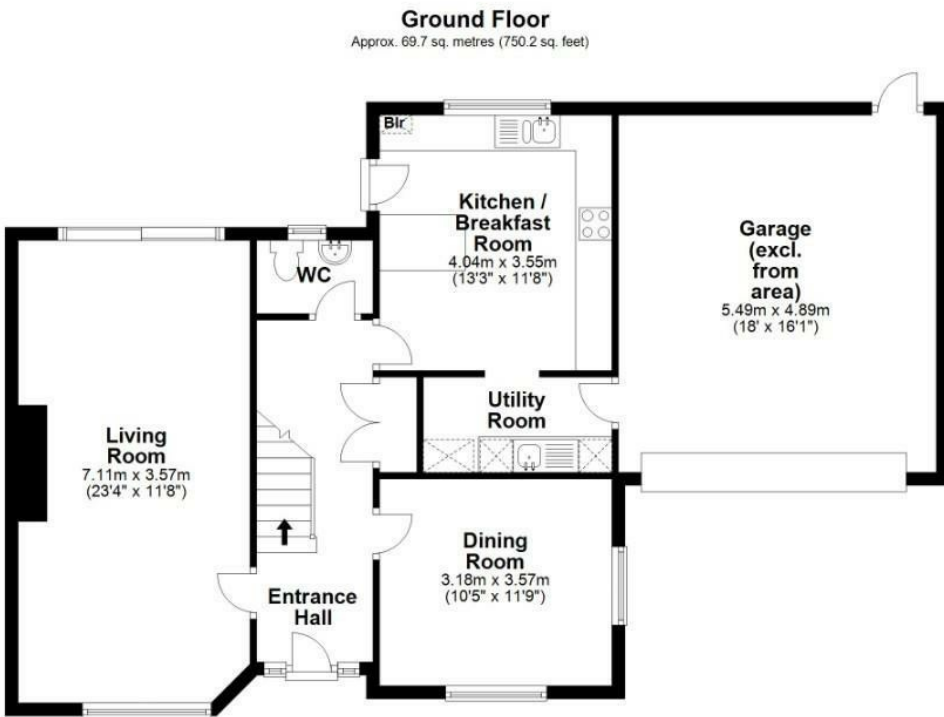
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

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







Total area: approx. 178.8 sq. metres (1924.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

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

Current: 63  
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.



