



25 Champneys Walk, Cambridge, CB3 9AW
Guide Price £1,300,000 Freehold

REDMAYNE
ARNOLD
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A STRIKING MODERN TOWNHOUSE PROVIDING 1644 SQFT OF EXTENDED AND REMODELLED ACCOMMODATION WITH SOUTH AND WEST FACING GARDEN AND TERRACE, CARPORT AND ADDITIONAL DRIVEWAY PARKING. LOCATED WITHIN A QUIET, TREE-LINED CUL-DE-SAC OFF GRANGE ROAD.

- 1644 sqft / 152 sqm
- 4 bedrooms, 4 receptions, study, 2.5 bathrooms
- 161 sqm / 0.04 acre
- Gas-fired heating to radiators
- Council tax band - G
- Modern townhouse
- Carport & driveway parking space
- Built in the 1980s
- EPC - C / 72
- West-facing landscaped garden (9.18m x 6.9m) with access to a first-floor terrace

25 Champneys Walk is a modern, three storey staggered townhouse in an enviable position overlooking Queens College gardens, on a no-through road .

The property, with brick elevations and feature Oriel windows beneath a tiled roof, forms part of a sought-after development, built in the late 1980's by David Reed Homes.

The house is approached by a path leading to a recessed wooden front door with a carport on the right and another parking space on the left. A shared pathway to the left gives access to the rear garden. Adjacent to the front door is a storage cupboard containing the electric and gas meters.

Beyond the broad and deep hallway is a well-proportioned reception room with sliding doors allowing access to the conservatory, which has complete views of the garden and double doors leading out. A wide archway from the reception room opens into a generous open-plan kitchen/dining room. The kitchen area is well-equipped and provides an extensive range of matching units and drawers, Corian working surfaces, an integrated fridge/freezer and space for freestanding appliances. The dining area benefits from views of the garden and access is via sliding glazed doors. A WC and under-stairs storage complete the ground floor accommodation.

On the first floor, the principal reception room spans across from the front to the rear of the property. This dual-aspect room measures an impressive 21'11" x 10'8" and provides excellent flexibility for various sitting/dining arrangements. Both this room and a light and spacious 2nd double bedroom open onto a large balcony with a spiral staircase leading down to the rear garden and has beautiful views of Queens college gardens. A spacious shower room and cupboard housing the boiler complete the first-floor accommodation.

On the second floor, there are three double bedrooms with a family bathroom, as well as an airing cupboard. From the second floor, there is access via a ladder to a mezzanine study space with a vaulted ceiling and glazed balustrade.

Outside, a well-designed and landscaped rear garden benefits from south and west facing aspects. This private outside space is predominately paved, with well-stocked borders of established plants and shrubs. Gated pedestrian access leads to a shared pathway owned by No. 24.

Location

Champneys Walk is situated in the university city of Cambridge, just off Grange Road in the Newnham district, and from the rear overlooks Queens college garden.

Cambridge is recognised as an important centre for the 'high tech' and bio-tech industries with the University Research and Development Laboratories, Science Park, ARM, Microsoft, Astra Zeneca and Addenbrooke's Hospital and Biomedical Campus.

Newnham has its own bustling independent shopping area. including Doctor's Surgery, Chemist, Butcher, Delicatessen. Co-op and thriving coffee shop with bakery. There is a popular busy daily market in Cambridge Market Square along with restaurants, bookshops and all the other amenities one would expect of this renowned university city . There are also two shopping malls in central Cambridge, the Grand Arcade and the Grafton Centre.

Cambridge railway station is 1.6 miles away with frequent services to London Liverpool Street and King's Cross with journeys taking from 50 minutes, as well as to Stansted and Gatwick airports. Cambridge is well connected for the A14, A10 and the M11 which leads both south towards London and Stansted and North towards the A1M to York and beyond.

Schools. Excellent state and independent schools for all age groups include, Kings, St.John's The Leys, The Perse, The Stephen Perse Foundation and St Mary's School (Independent) and Newnham Croft Primary School 0.4 miles and Parkside Community College 1.4 miles (State). Hills Road and Long Rd sixth form colleges are 2.4 and 1.7 miles respectively. There are useful cycle and bus routes to all these establishments.

Tenure

Freehold

Services

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

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.







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		
(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.



