



15 Mander Way, Cambridge, CB1 7SF  
Guide Price £725,000 Freehold



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**A WELL-POSITIONED FAMILY HOME WITH GARAGE AND DRIVEWAY, APPROVED PLANNING PERMISSION FOR A WRAP-AROUND, TWO-STOREY AND SINGLE STOREY EXTENSION TO ADD AN EXTRA 48 SQM / 516 SQFT, SITUATED IN A PLEASANT CUL-DE-SAC. NO CHAIN.**

- 1000 sqft / 92 sqm
- 4 bed, 2 recep, 2.5 bath
- Built in 1995
- Council tax band - F
- No chain
- Detached house
- 242 sqm / 0.06 acre
- Gas-fired heating to radiators
- EPC - C / 71
- Garage and driveway. EV charging infrastructure.

No.15 Mander Way represents a rare opportunity to significantly expand a detached family home in a prime city location. The current property is in very good order, having been recently redecorated internally and externally, but also benefits from approved planning permission for a significant extension designed by award-winning architects Rodic Davidson. The house has the potential to expand its internal living space by over 50%, creating 142 m<sup>2</sup> of internal living space (153 m<sup>2</sup> including the external garage).

On the ground floor is an entrance hall with stairs leading to the first-floor and access to a cloakroom W.C. There are two reception rooms including a bay-fronted dining room and a large living room, which benefits from a dual aspect, with double doors opening onto the private rear garden. The kitchen has been fitted with a modern range of base and eye-level units; integrated appliances include a double oven and a ceramic hob with an extractor over.

Upstairs are four bedrooms, the master bedroom including an ensuite shower room, which has been fitted with a modern white suite. The bathroom is complemented by attractive tiling and a heated towel rail. The landing provides laddered access to a fully boarded attic with shelving, a new hatch and a ladder installed by Loftman Company, all completed in 2023.

Outside, there are well-appointed front and rear gardens, a generous side return, and an external garage upgraded with EV charging infrastructure. This property is both move-in ready and has an exceptional foundation for further development.

The recently landscaped rear garden measures 46ft (max) x 35ft and features Cladco wood-effect composite decking and professional upgrades including new lawns, dolomite French limestone paving, a new garden gate, and partial fencing replacements. Finally the garage was renovated in 2023 to create a versatile space with a plastered ceiling, painted floors and walls, downlights, and a dedicated EV charging connection.

**Agent's Note**

The owners have acquired planning permission for a two-storey side and a single-storey front extension. For more details, the planning permission can be viewed on the Greater Cambridge Planning Portal using reference 24/03959/HFUL. To learn more about the architects, visit Rodic Davidson Architects' website <https://rodicdavidson.co.uk/>.

**Location**

Mander Way is a peaceful cul-de-sac located just off Cherry Hinton Road, which provides a wonderful community feel. No.15 sits on a private plot, just a short walk from the highly regarded Cherry Hinton Hall Park which offers extensive parkland and play areas.

It is exceptionally well located for access into the Addenbrooke's campus and associated developments. There are also various amenities nearby including a grocery store, petrol station, chemist, newsagents and Balzano's deli. The property is just 2 miles from the city centre with its combination of ancient and modern buildings, winding lanes and wide range of shopping facilities.

Schooling is available at Queen Edith's Primary and Queen Emma Primary with secondary provision at St Bede's. There is plenty more schooling in the area including the Netherhall, Spinney, Homerton nursery and Cambridge International School.

**Tenure**

Freehold

**Services**

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

**Statutory Authorities**

Cambridge City Council.

Council Tax Band - F

**Fixtures and Fittings**

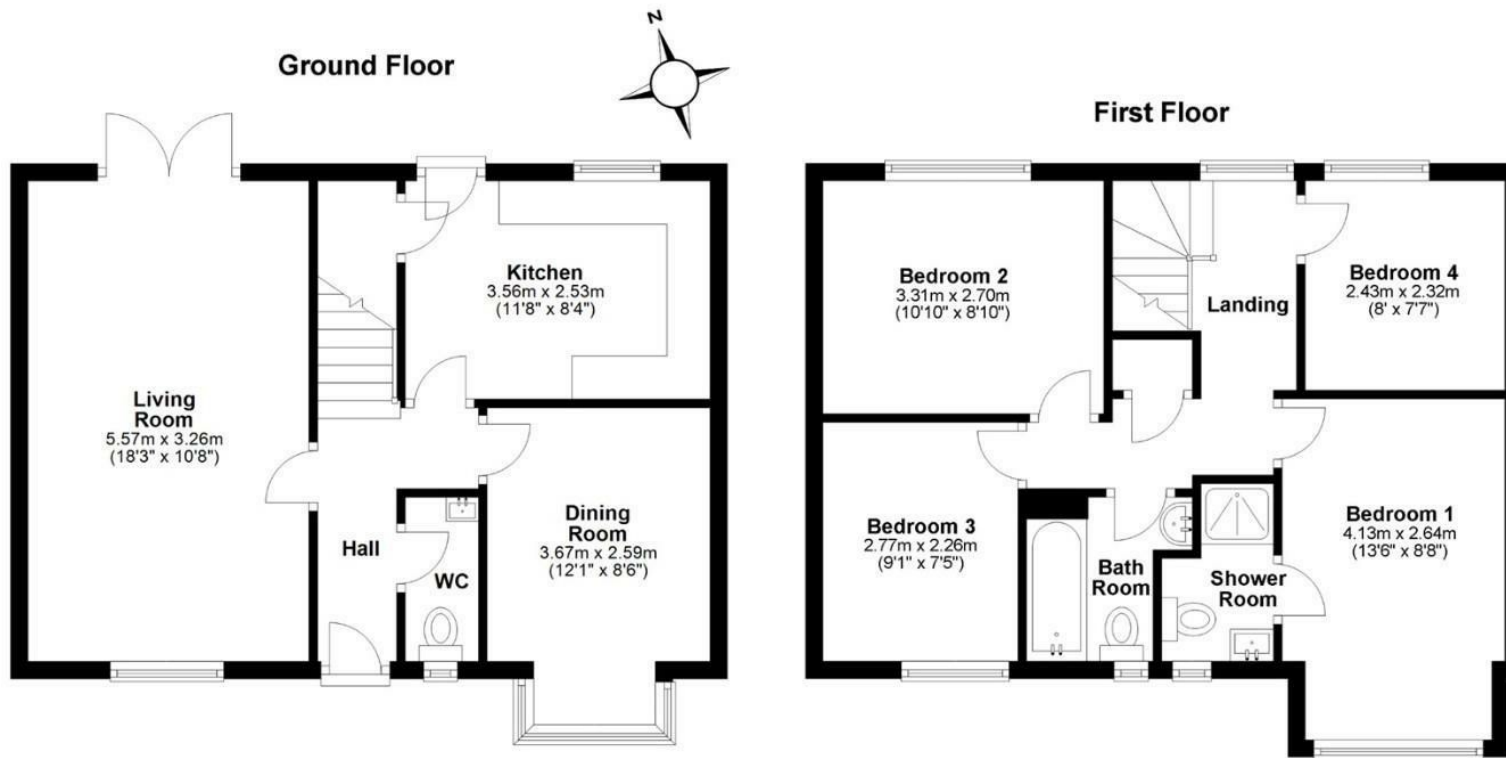
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

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







### Outbuilding

Approx. gross internal floor area  
92 sqm (1000 sqft)  
Excluding Garage



| 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>                  | 71                      | 83        |
|                                             | EU Directive 2002/91/EC |           |



