



**4 Grantchester Road, Cambridge, CB3 9ED**  
**Guide Price: £1,800,000 Freehold**



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**A FINE 1920S DETACHED HOUSE PROVIDING ELEGANT AND CHARACTERFUL ACCOMMODATION WITH MODERN ADDITIONS, EXTENDING TO 2075 SQFT. SET IN A LOVELY GARDEN WITH PICTURESQUE SURROUNDINGS, WITH VIEWS OVER A HIDDEN LAKE IN NEWNHAM.**

- 2075 sqft / 193 sqm • Detached 1920s house • Extended and significantly improved accommodation • 4 beds, 3 receptions, 3 bathrooms • West-facing rear garden adjacent to Bolton's Pit Lake •
- Side garden store with front and rear access • Driveway parking & residents permit parking scheme •
  - Plot size - 485 sqm / 0.12 acres • EPC - E / 52 • Council tax band - G •

This attractive 1920s home stands detached in a privileged location, set within delightful grounds which include established, west-facing gardens adjacent to Bolton's Pit Lake and enclosed walled frontage with off-street parking.

The property has been sympathetically extended and remodelled to exacting standards, creating a design layout which provides the perfect crossover of modern, functional living with all the charm and character of a fine period home. Elegant and well-proportioned rooms benefit from attractive original features, a high degree of natural light and outstanding views, which are rare to find within the city boundary.

2075 sqft of well-presented accommodation is arranged over three spacious floors.

On the ground floor, there is an impressive reception hall with a broad, open staircase and restored wood floorboards with cloakroom and shower room off. A dual aspect snug/study has the original 1920s low-level handmade cabinetry and drawers and a large bay window overlooking a pretty front garden area.

A beautiful drawing room offers a generous reception space with access to and complete views of the rear garden and an impressive original fireplace. The kitchen/dining room has been altered to increase space and light and now provides an extensive range of storage solutions including bespoke cabinetry and drawers and a walk-in pantry. There are extensive solid wood working surfaces, an Aga range oven, an inset sink and space for freestanding appliances. There is both side and rear access from this room.

A thoughtfully designed first floor landing area maximises natural light and leads to a family bathroom suite and three spacious bedrooms plus a child's bedroom/dressing room. The principal bedroom is currently arranged as a library/study with French doors onto a balcony and enjoys uninterrupted views to the rear garden and lake beyond.

The second-floor provides a galleried landing opening to a well-lit study room with adjacent bath facilities. There is access to a spacious eaves storage space off the bathroom and further eaves storage can be found off the landing and also the study.

Outside, broad frontage is set behind an attractive period brick wall with five-bar gates opening to a parking area. There is side access to the rear garden through an enclosed bike shed/storage area. There is also a well-designed bin storage and a wood store. The rear garden has a favourable west-facing aspect and is predominantly laid to lawn with mature trees and shrubs set to borders. There is a deep paved patio area ideal for outside dining and an open storage area to one-side of the property.

#### AGENT'S NOTE

The property has no access to Bolton's Pit Lake.

#### LOCATION

Grantchester Road forms part of the popular Newnham area on the west side of the city. It is well positioned for access to the village amenities including pubs, shops, a butcher and a chemist. There is a primary school within Newnham whilst further state and independent schools for all age groups are available within striking distance. The well renowned Hills Road Sixth Form College is also within easy cycling distance. The city centre and many of the University departments can easily be accessed by foot, bicycle or bus. Cambridge Railway Station is about 2.1 miles, the M11 about 1.5 miles, whilst Addenbrooke's Hospital/ Biomedical Campus is about 3.4 miles. In addition there are riverside walks to Grantchester.

#### TENURE

Freehold

#### SERVICES

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

#### LOCAL AUTHORITY

Cambridge City Council.

#### FIXTURES AND FITTINGS

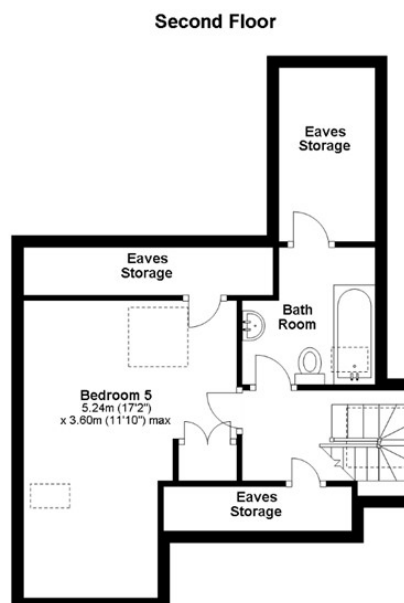
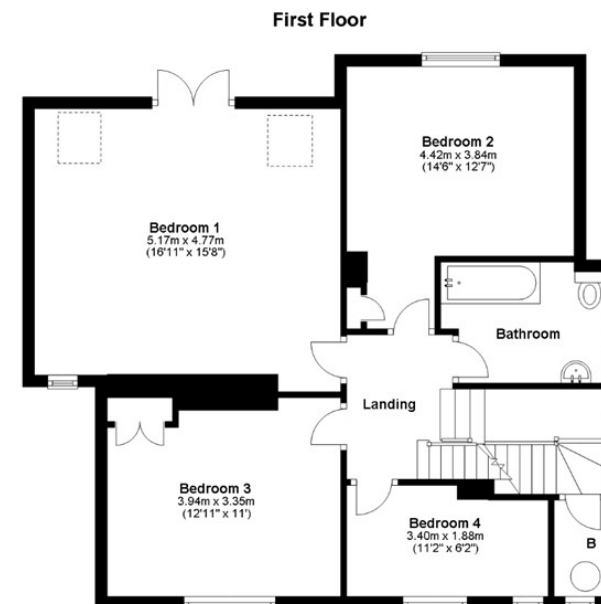
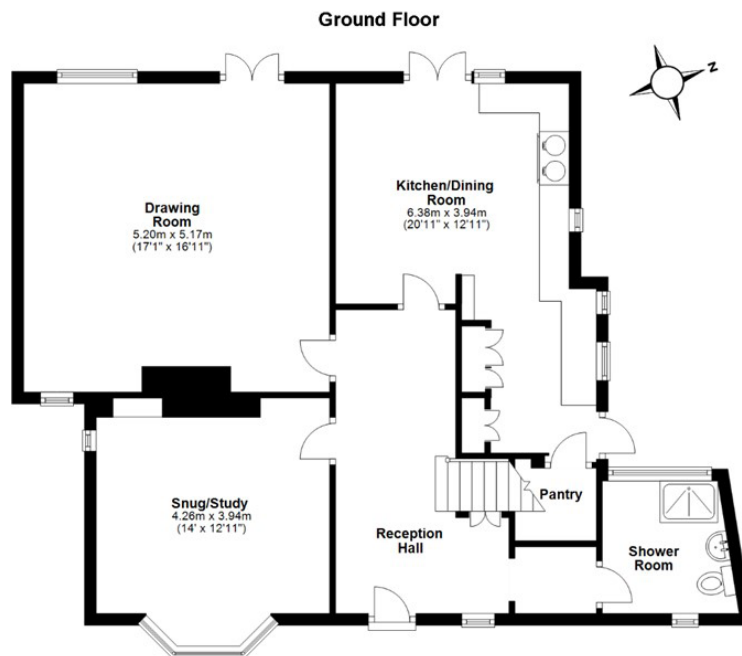
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

#### VIEWING

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

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Approx. gross internal floor area**  
**193 sqm (2075 sqft)**

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.











