



110 Mawson Road, Cambridge, CB1 2EA  
Guide Price £1,650,000 Freehold



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## A SUBSTANTIAL 5-BEDROOM, SEMI-DETACHED VICTORIAN HOUSE PROVIDING CREATIVE AND EXCEPTIONAL FAMILY ACCOMMODATION EXTENDING TO 2200 SQFT, WITH BEAUTIFULLY DESIGNED GARDENS AND HOME STUDIO, LOCATED ON MAWSON ROAD.

- 2200 sqft / 204 sqm
- 5 bedrooms, 4 receptions, 3.5 bathrooms & basement/cellar
- Landscaped gardens with detached home working studio
- Cabled IT network to all principal rooms
- Gas-fired central heating to radiators & underfloor
- Substantial Victorian semi-detached house
- 0.05 acre / 202 sqm plot
- A full refurbishment programme was completed in 2023
- Water softener system
- “Ring” security system with 3 cameras and video doorbell

This fine semi-detached Victorian house is located on a quiet road in central Cambridge and has been the subject of a full and exhaustive remodelling and refurbishment programme which was completed in 2023.

The end result is a first-class family home of grand proportions and immense quality offering the perfect crossover of striking contemporary design and attractive period features. Creative living spaces span three extensive floors, extending to 2200 sqft in total (excluding the basement) and provides a high degree of natural light and meticulous attention to detail, rarely seen in the city.

An impressive reception hall, with original staircase continuing to the upper floors, gives access to the main ground floor rooms and to a large cellar, divided into two spacious stores.

Four exceptional reception rooms combine and connect to create wonderful living accommodation on the ground floor level. These include two elegant and comfortable sitting rooms retaining fine period features and a stunning double height study/dining area with a Crittall style door and a hidden utility/storage room set behind bespoke/feature sliding doors. An extensive kitchen/dining/living room provides complete views and access to artistically designed gardens. There is an extensive range of bespoke, high-end cabinetry and full-depth drawers with a range of integrated appliances, which include an oven, microwave, steaming drawer, warming drawer, full-height fridge, dishwasher, induction hob and a ceiling mounted Blaupunkt extractor. Underfloor heating and attractive tiling span the entirety of this open plan space. A decorative cloakroom/WC completes the ground floor accommodation.

The first-floor level comprises four spacious bedrooms and a luxurious heritage family bathroom suite with a roll-top bathtub and a separate shower cubicle. An extensive first-floor hallway is cleverly split by a galleried landing and pocket door system. The guest suite is positioned to the rear and provides ample wardrobe space and an impressive ensuite shower room enclosed by a feature curved wall.

A staircase leads to the second floor and opens into the principal bedroom suite, which provides built-in storage and hanging space. There is a large and stylish ensuite shower room and impressive views of Our Lady and the English Martyrs' Church spire from a large roof window.

All bathrooms benefit from underfloor heating and have been finished with Porcelain tiles.

Outside, to the front, the property has a grand double bay façade and landscaped garden. Shared gated side access leads to the rear garden entrance. The rear garden has a west-facing aspect and provides ample seating and dining space. There is a detached, full-width home studio with power and lighting. Similar steps have been taken to create exacting standards to the exterior design.

- Built in 1890
- Residents parking permit scheme
- Refurbished double glazed sash windows
- New aluminium Crittall style French doors
- Gas-fired central heating to designer collum radiators
- Underfloor heating to kitchen/dining/living space and all bathrooms
- EPC – C / 72

### Agent's Note

The property is located within the Petersfield Conservation Area.

There is a secure gated side alley providing shared access with neighbouring properties.

### Location

Mawson Road is in a popular and convenient location, situated off Mill Road between Glisson and Tenison Road, close to the city centre, railway station and many of the facilities offered by the University.

There is plenty of local shopping and eateries available on Mill Road and Hills Road whilst the city centre is less than 1 mile away with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

Schooling is available at St Paul's Primary School with an Ofsted rating of 'good' and secondary provision at Parkside Community College, Ofsted rated 'outstanding'. Both of these are within easy walking distance.



### 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.





| 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>                  | 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.







