



30 Porson Road, Cambridge, CB2 8EU

Guide Price £1,650,000 Freehold

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A SUBSTANTIAL AND HIGHLY INDIVIDUAL 1950'S DETACHED HOUSE PROVIDING EXTENSIVE ACCOMMODATION EXTENDING TO 2555 SQFT, OCCUPYING AN ESTABLISHED PLOT WITH LARGE SOUTH-FACING REAR GARDEN AND DRIVEWAY PARKING, ON PORSON ROAD.

- 2555 sqft / 237 sqm
- 5 bed, 3 reception, 2.5 bath
- Garage & driveway parking
- Large south-facing garden
- Solar PV system (tariff TBC)
- Detached family house
- Built in 1958
- Overall plot size is approaching 1/3 of an acre
- Gas central heating to radiators
- EPC – C / 80

30 Porson Road is a substantial 1950's, architect designed family residence, which stands detached on a private and mature plot extending to 1/3 acre on one of Cambridge's most desirable roads. Situated on the south-side of the city and within easy reach of outstanding schools, Addenbrooke's Hospital/Biomedical Campus and the historic centre.

Extensive accommodation is arranged over two light and spacious floors, retaining attractive features, which include an impressive staircase and beautiful wooden floors. The property was extended in 1962, creating additional living spaces on both floors and there is scope for further expansion, remodelling and modernisation, if required.

The accommodation comprises a large reception hall providing access to the garage and WC. An impressive L-shaped reception room with large windows overlooks the garden and leads to a flexible studio/hobby room and a formal dining space with glazed sliding doors opening to a patio area. A well-equipped kitchen with a pantry leads to a useful utility room. A lean-to conservatory completes the ground floor accommodation.

Upstairs, a spacious landing and inner hallway leads to five double bedrooms, two bathrooms (one with separate shower cubicle) and a separate WC. The principal bedroom is particularly spacious and offers built-in wardrobes and a WC, which could be extended to provide an ensuite shower room.

Outside, the property is approached via broad frontage with an in-and-out driveway, and mature planting provides a high degree of privacy. A large and established south-facing rear garden is predominantly laid to lawn with tall hedging to one side and a wide border with mature trees to the other. There is a paved patio adjacent to the house and garden pond. A brick-built store and a boiler room are located next to gated pedestrian access leading to the front.

Location

Porson Road forms part of a highly regarded residential area off Trumpington Road comprising mainly substantial detached houses about 1.25 miles to the south of the city. It is well located for access to the city centre, Botanic Gardens and access to the M11 at Junction 11. St Faith's and the Perse Prep Schools are close by whilst the Leys School, St Mary's and the Stephen Perse Schools are also within easy walking distance. There is a Waitrose supermarket at Trumpington.

Tenure

Freehold

Services

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

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Statutory Authorities

Cambridge City Council.

Council Tax Band - G

Fixtures and Fittings

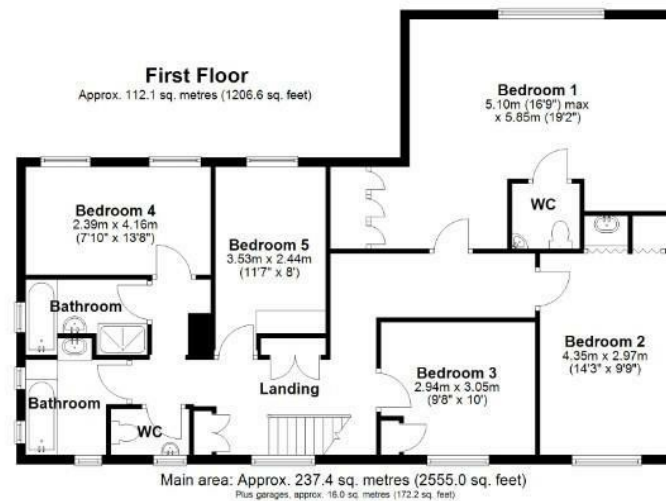
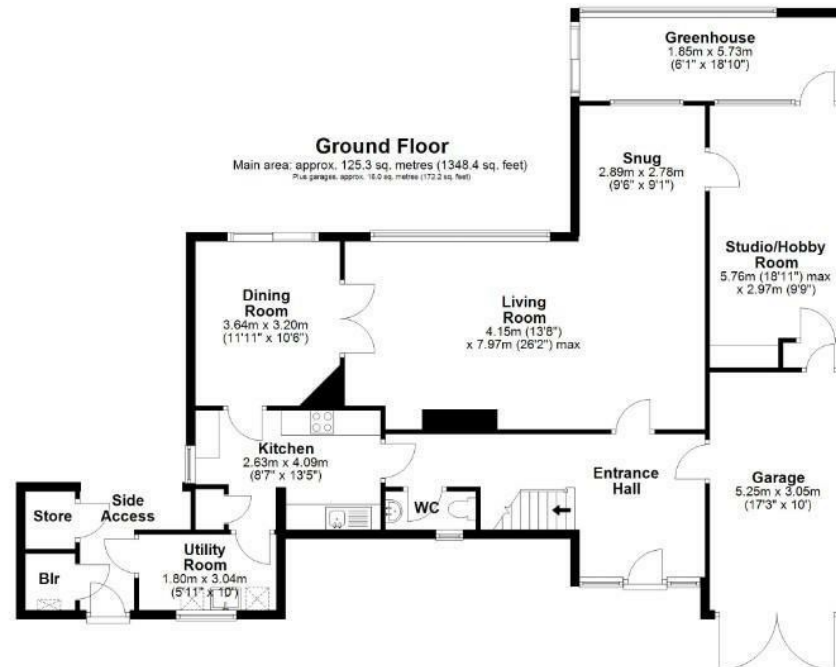
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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	80	84
(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.



