



5 Carlyle Road, Cambridge, CB4 3DN
Guide Price £995,000 Freehold

REDMAYNE
ARNOLD
& HARRIS

rah.co.uk
01223 323130

A HANDSOME AND IMPOSING VICTORIAN TOWNHOUSE WITH A CONTEMPORARY THREE-STOREY REAR EXTENSION PROVIDING CREATIVE ACCOMMODATION APPROACHING 2110 SQFT WITH A SOUTH-WEST FACING REAR GARDEN, YARDS FROM JESUS GREEN AND ALEXANDRA GARDENS.

- 2109 sqft / 195 sqm
- 4 bedrooms, 3 receptions, 2 bathrooms
- Double & triple glazed windows and doors
- South-west facing rear garden (40'5" x 16'6")
- Designer kitchen with integrated Gaggenau & Miele appliances
- Late Victorian four-storey townhouse
- Residents permit parking scheme
- EPC – D / 60
- Garden design by Caroline Tilston (Chelsea award-winning designer)
- Extensively altered, extended & refurbished in 2008 & 2014/2015

5 Carlyle Road is a fine and substantial Victorian residence with impressive accommodation arranged over four extensive floors, creatively finished with meticulous detailing to showcase fine architectural features and modern design and maximise light and connectivity between indoor and outdoor spaces.

The property was purchased in 2006 and has been extensively extended, altered and refurbished to exacting standards, in two phases. Phase one in 2008 and phase two in 2014-2015.

An attractive reception hall leads to all upper ground floor accommodation comprising two elegant and beautifully appointed reception rooms. A sitting room with a large bay window and an impressive fireplace provides elevated views over the front aspect. A family room/bedroom 4 provides views to the rear garden. A luxurious marble tiled shower room from Astin Matthews completes this level.

The lower ground floor comprises one impressive open plan living/dining/kitchen space with triple-glazed bifold doors connecting to an award-winning designer garden with a sunken terrace area. An extensive and well-equipped kitchen, designed and installed by Kitchensmiths has a range of Gaggenau and Miele appliances, granite working surfaces and a large central island. The dining area connects to a sitting/garden room, which benefits from a high degree of natural light and complete views of the garden. The kitchen area has two useful storerooms, and underfloor heating is throughout the lower ground floor space.

The first floor provides a luxurious bathroom suite with a cast iron claw-foot bath and a feature corner window and two spacious double bedrooms.

The second-floor principal bedroom suite is a wonderful open space with lots of natural light, extensive built-in storage and lovely views across the surrounding area.

There is gas-fired heating to radiators and to the underfloor.

The rear garden was designed by Caroline Tillatson and achieves a balance of aesthetics and functionality for easy maintenance. An intelligent two-zone lighting system (controlled from the house) enhances the lower patio area and established flower beds, which add colour and scent.

There is a water feature and custom-built workshop, which is faced with cedar, is well-insulated and offers power and lighting. Gated access leads to Chesterton Road, through the Arundel Hotel.

Agent's Note

There is right of way to the rear garden of the property by foot or by bicycle through the Arundel Hotel's driveway.

Location

Carlyle Road forms part of a popular residential area just to the north of the city within walking or cycling distance of Jesus Green, Midsummer Common and the city centre. Local shopping is available on Mitcham's Corner and Victoria Road with primary schooling at Milton Road, Park Street or St Luke's and secondary schooling at Parkside or Chesterton Community Colleges. No. 57 is situated at the Alpha Road end of Carlyle Road.

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

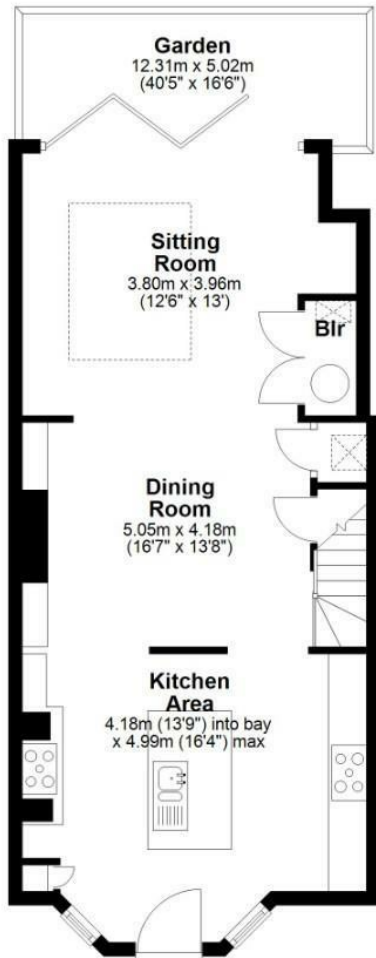
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





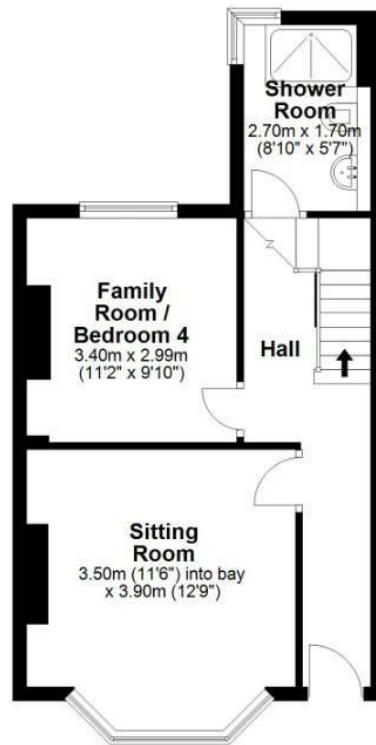
Lower Ground Floor

Approx. 88.5 sq. metres (953.0 sq. feet)



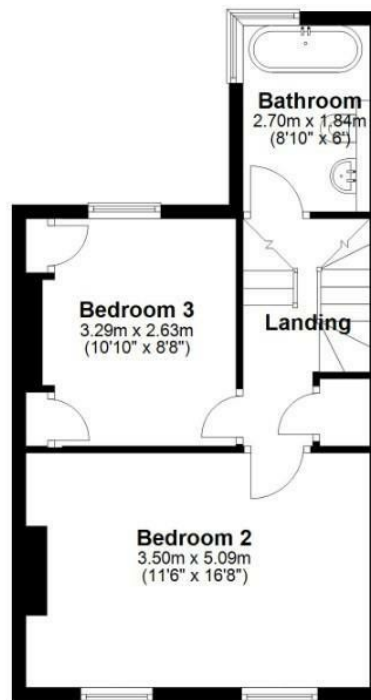
Upper Ground Floor

Approx. 40.7 sq. metres (437.7 sq. feet)



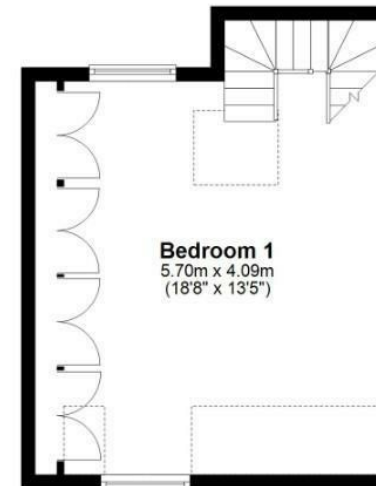
First Floor

Approx. 39.8 sq. metres (428.8 sq. feet)



Second Floor

Approx. 26.9 sq. metres (289.7 sq. feet)



Total area: approx. 195.9 sq. metres (2109.2 sq. feet)

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.



