



1 Gildenhove, Eddington, Cambridge, CB3 1AY
Guide Price £1,485,000 Freehold



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AN EXCEPTIONAL 5-BEDROOM, A-RATED END OF TERRACE HOUSE EXTENDING TO 2627 SQFT IN TOTAL, PROVIDING GARAGING, PARKING AND VARIOUS OUTSIDE SPACES TO ENJOY. OVERLOOKING COMMUNAL GARDENS/PLAY AREA IN EDDINGTON.

- 2627 sqft / 244 sqm
- A-rated end of terrace house built in 2024
- Underfloor heating throughout
- Fibre to property
- EPC rating – A / 97
- Private garden and 2 first-floor balconies
- Solar PV Panels
- NHBC (9 years remaining)
- 5 double bedrooms, 2 reception, 3 bathrooms
- Garage & driveway parking, Electric vehicle (EV) charger

An exceptional house in Eddington combining striking architecture, a high-quality finish, sustainably considered features and an energy efficiency rating of A.

This end of terrace house forms part of an attractive terrace of similar homes with large, safe and well-maintained communal gardens incorporating a children's play area to the rear.

Contemporary accommodation is spread over three expansive floors, which offer flexibility, connectivity to the outside and a high degree of natural light. There is underfloor heating throughout and front and rear balconies to the first-floor level.

The ground floor level comprises a bright and spacious reception hall with large, concealed storage cupboards, a utility room, cloakroom/WC and an extensive L-shaped open plan kitchen/dining/family room with access to and complete views of the garden through floor to ceiling glazing. A stylish kitchen provides a matching range of units and drawers finished in matt grey, attractive quartz working surfaces with matching upturns and a full range of integrated appliances. A large central island with an induction hob and ceiling extraction provides additional storage and an informal seating space.

The first-floor level provides a landing area with a concealed storage cupboard leading to a family bathroom suite, two spacious double bedrooms and a stunning triple aspect living room with a sheltered balcony to the front aspect and an open balcony to the back overlooking the rear garden.

The second-floor landing leads to a second family bathroom, two double bedrooms with bay windows and an impressive full-width principal bedroom suite, which has an ensuite shower room with twin basins.

Outside, the property is approached via a landscaped paved area providing a parking space and access to the garage.

The garage has a full-width electronically operated power door, power and lighting.

The rear garden is enclosed by attractive wrought-iron railings and a matching gate. This well designed and landscaped space provides a generous tiled terrace, ideal for outside dining and lawn. Gated access leads to a pathway and entrance to communal grounds.

Location

Eddington is a growing neighbourhood with a flourishing community designed for twenty-first century living, close to Cambridge. It offers a hotel, a cocktail bar, two restaurants, a rooftop terrace/bar, hairdressers, a coffee shop, bakery and patisserie, organic food store, gym, beauty salon, a Sainsbury's supermarket, Argos and a bike shop.

The University of Cambridge Primary School in Eddington is Ofsted rated as 'outstanding' as is Impington village College for which Eddington is within the catchment area for.

The A14 and M11 junctions are within a few minutes drive away. Cambridge North Station is 4.6 miles away, Cambridge Station is 4 miles away and the city centre is just over 3 miles.

Tenure

Freehold

Services

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

There is a mains heating community scheme (Core energy gas supplied from a central Eddington unit).

Statutory Authorities

South Cambridgeshire District Council.

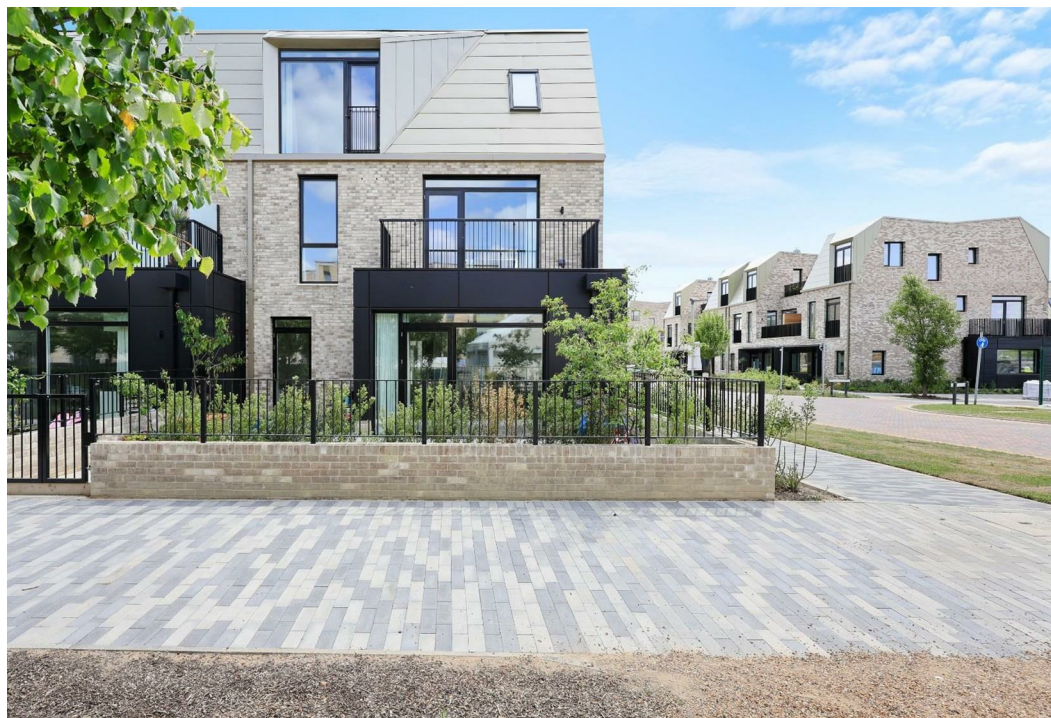
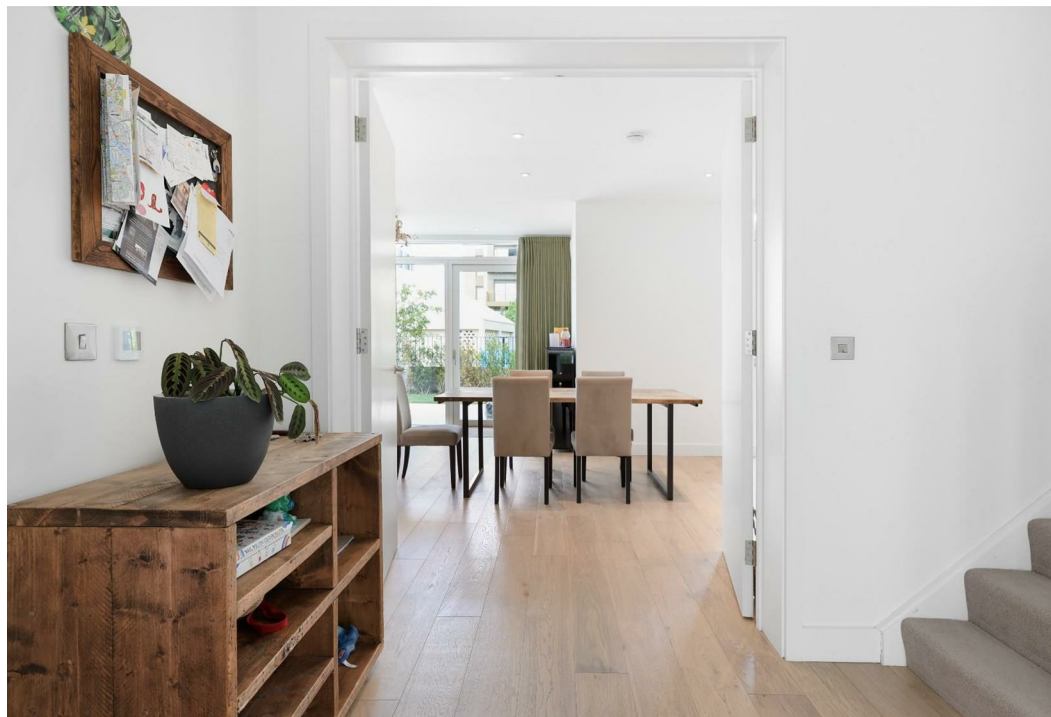
Council Tax Band - G

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.



Ground Floor

Main area: approx. 67.2 sq. metres (723.8 sq. feet)
Plus garages, approx. 25.2 sq. metres (270.8 sq. feet)



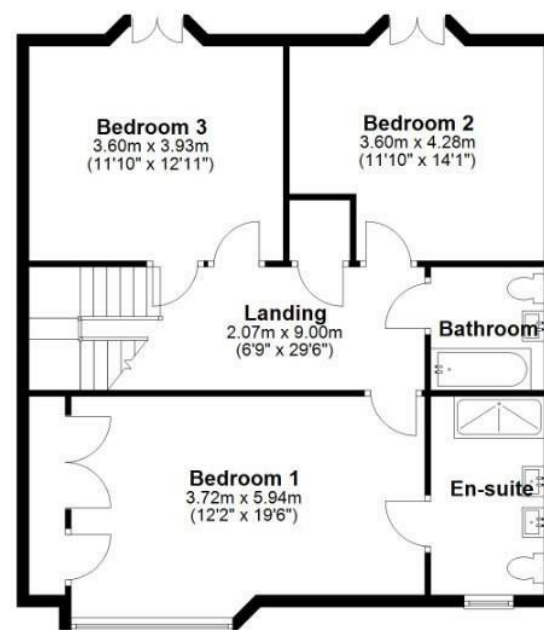
First Floor

Approx. 90.4 sq. metres (972.9 sq. feet)



Second Floor

Approx. 86.5 sq. metres (930.6 sq. feet)



Main area: Approx. 244.1 sq. metres (2627.3 sq. feet)
Plus garages, approx. 25.2 sq. metres (270.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	97	97
(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.

