



16 Millington Road, Cambridge, CB3 9HP
Guide Price £2,500,000 Freehold



rah.co.uk
01223 323130

A MAGNIFICENT, DOUBLE-FRONTED, DETACHED EDWARDIAN HOUSE PROVIDING EXTENSIVE ACCOMMODATION APPROACHING 2500 SQFT, SET IN ESTABLISHED PRIVATE GROUNDS OF 0.21 ACRES WITH A DETACHED STUDIO, ON MILLINGTON ROAD.

- 2445 sqft / 227 sqm
- Detached Edwardian House dated between 1904 & 1908
- Retains fine period features typical of the Edwardian era
- Private mature gardens extending to 0.21 acres
- No onward chain
- 5 bedrooms, 3 reception rooms, 1 bathroom
- Altered open plan kitchen/dining room with pantry
- Detached studio with shower room measuring 17'6" x 6'5"
- Off-street parking available + permit parking scheme
- EPC – D / 55

This fine and substantial Edwardian residence on Millington Road occupies a broad corner-plot position within this rarely available, privately owned road, in Newnham. The property is screened from the road by mature grounds, which include well-maintained, south-west facing gardens extending to 0.21 acres providing vehicular access to the rear and a detached home studio with shower room facilities.

This double-fronted, detached family home provides spacious accommodation with many interesting original features, arranged over two expansive floors, measuring 2445 sqft in total. The property requires sympathetic modernisation and offers excellent scope for expansion and alteration.

The spacious entrance hall with a grand staircase and solid wood parquet flooring opens to the main reception rooms including a dual aspect drawing room with access to and complete views of the formal gardens, an elegant dining room with an impressive fireplace and a large bay window and a study with a corner bookcase. The open plan kitchen/dining room was altered in the 1970s and provides a matching range of storage units and drawers, working surfaces, space for a range of appliances and a walk-in pantry. There is access to the garden from the dining area. A utility room and cloakroom/WC completes the ground floor accommodation.

On the first floor is a large, light landing area with a feature bay window opening to five bedrooms, a family bathroom and a separate WC. All bedrooms retain attractive period features including original fireplaces.

The gardens and grounds extend to about 0.21 acres and provide a high degree of privacy from mature trees set to the boundary line. There is an attractive brick-built outbuilding, which has been thoughtfully converted to provide a studio space and shower room.

Of particular unique note is that Millington Road is one of the last streets in the country to be lit by gas lights. It is believed that the first lights were fitted in 1889 with later additions in the 1920s and are lit to this day from dusk until dawn.

Agent's Note

The house is within the conservation area and is on the City Council list of 'Buildings of local interest'. The house was previously held on a long lease from Kings College. A section 29 clause of the leasehold reform act is on the title. The private road is owned by King's College Cambridge. An annual maintenance fee is paid. The 2025 charge is £150.18. The road has a residents association, which organises the road private permit parking scheme.

Location

Millington Road is a privately owned no-through road located just off Barton Road and a five minute walk to the local facilities in Newnham village including shops, chemist and butcher. The historic centre is about 0.75 miles, a twenty minute walk. Many of the University departments and Colleges are situated to this side of the city. High quality schooling for all ages in both the state and private sectors are available in the city. The railway station (about 1.5 miles), M11 (about 1.7 miles) and the Addenbrooke's /Biomedical campus (about 2.75 miles) are easily accessible.

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

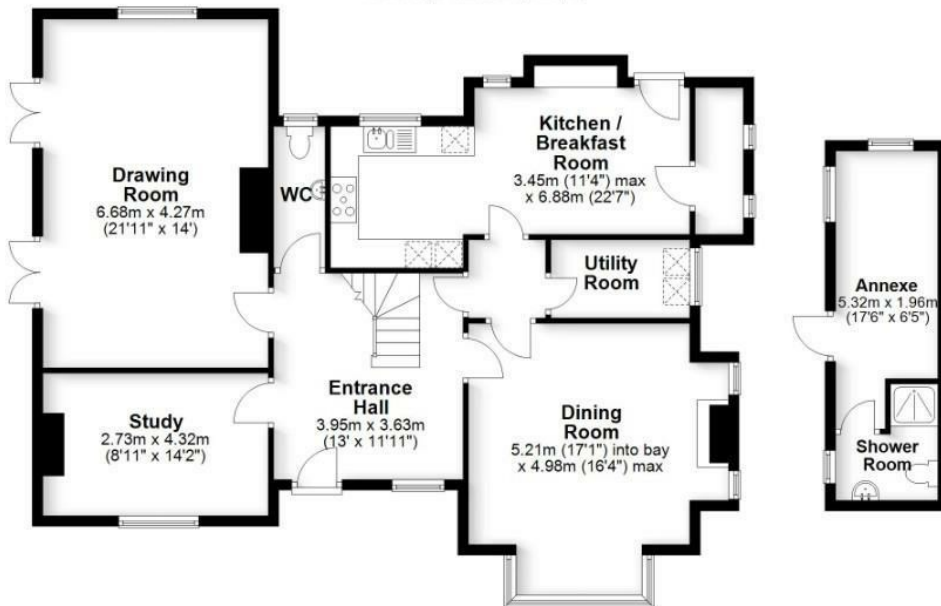
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





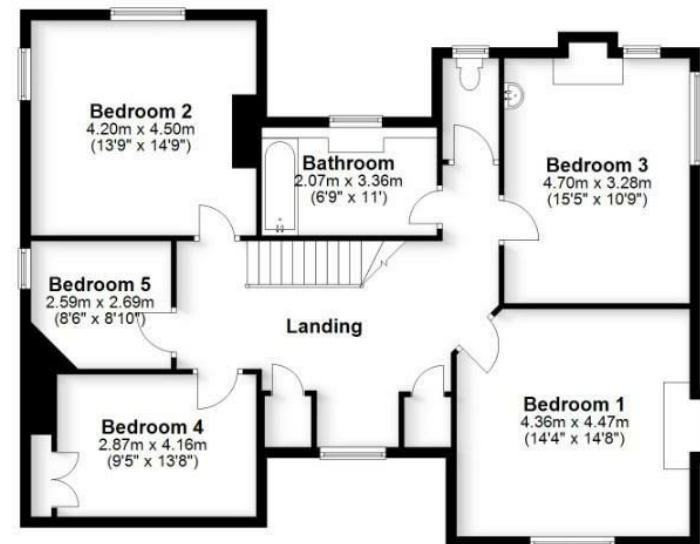
Ground Floor

Main area: approx. 120.0 sq. metres (1291.2 sq. feet)
Plus annex, approx. 13.1 sq. metres (141.1 sq. feet)



First Floor

Approx. 107.3 sq. metres (1154.5 sq. feet)



Main area: Approx. 227.2 sq. metres (2445.7 sq. feet)
Plus annex, approx. 13.1 sq. metres (141.1 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	

76

55



