



42 Queen Edith's Way, Cambridge, CB1 8PW
Offers Over £1,500,000 Freehold



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A HANDSOME AND SUBSTANTIAL 1930'S DETACHED HOUSE WITH MODERN EXTENSIONS APPROACHING 2280 SQFT, OCCUPYING A LARGE AND ESTABLISHED PLOT WITH SOUTH-FACING GARDENS ON QUEEN EDITH'S WAY.

- 2277 sqft / 211 sqm
- 5 bedrooms, 5 receptions rooms, 3 bathrooms
- Broad, south-facing mature rear garden
- Plot size - approx 0.2 acres
- EPC – D / 68
- Detached house
- Built in 1939 with modern extensions
- Gas central heating to radiators
- Driveway parking for several vehicles
- Double glazed Met Therm metal windows (2012/2013) and French doors 2021

This substantial detached family residence is set back from the road behind broad and deep gated frontage on Queen Edith's Way, within walking distance of Addenbrooke's Hospital and The Biomedical Campus.

The property was built in 1939 with modern extensions added in recent years to create a wonderful family home providing flexible accommodation arranged over two expansive floors.

The ground floor accommodation comprises an impressive entrance hall with a natural flagstone floor and a concealed cloaks cupboard. An inner hallway leads to a playroom/snug and the rear principal reception room with a sitting area, open working fireplace and a dining area. This well-proportioned room benefits from a high degree of natural light and complete views of the garden. An impressive and well-equipped open plan kitchen/dining/breakfast room with a walk-in pantry and access to the outside terrace completes the west-wing of the property. The extensive and well-equipped kitchen with central island, integrated appliances, and solid wood and granite working surfaces, is housed under a striking exposed brick and timber vaulted ceiling. The east-wing offers versatility and comprises a study, utility room and a family room with floor to ceiling corner windows and glazed double doors opening to the terrace and garden. A shower room and a large storage cupboard completes the accommodation on this floor.

Upstairs, a long landing area provides useful built-in storage and leads to a family bathroom suite with a separate shower cubicle and five double bedrooms. The generous principal suite provides built-in wardrobes and a bathroom with a separate shower.

Outside, a gravelled driveway with a lawn, mature trees and shrubs to either side leads to a parking area, bin storage, a wood store, bike racks and a timber shed. There is gated access to the rear garden.

The rear garden has a favourable south-facing aspect and offers a high degree of privacy. Predominantly laid to lawn with a broad paved terrace area adjacent to the property, there are a variety of attractive mature trees including old apple trees. There is a timber shed ideal for housing garden equipment and also a summerhouse.

Agent's Note

The majority of windows were installed or replaced in 2012/2013 with Met Therm metal windows. All windows are double-glazed. Further information is available upon request.

The loft is fully boarded with a folding ladder.

Location

Queen Edith's Way enjoys a convenient position, close to Addenbrooke's Hospital, about 0.5 miles south of the railway station and 2 miles from the city centre. The area is widely acknowledged as one of Cambridge's most popular and prestigious residential areas south of the city providing a balance of giving ease of access into the city without feeling too urban, plus its strong sense of community. The property is about 1 mile from a mainline railway station with services to London's King's Cross and Liverpool Street. The A11 junction is about 4 miles away, which can take you up towards Bury St Edmunds or down to London via the M11, the junction for which is about 2.5 miles away. It should also be noted that the new Cambridge South railway station scheduled for March 2026, will be within walking/cycling distance.

There are an excellent range of local facilities including day-to-day shops on Wulfstan Way. Schooling is available at Queen Edith's and Queen Emma Primary School, whilst secondary provision is at Netherhall, which also has its own sixth form. All of these schools are Ofsted rated as 'good'. Hills Road and Long Road Sixth Form Colleges are also nearby. There are also excellent private schools such as The Perse, Leys and others are also within easy reach of the property.

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

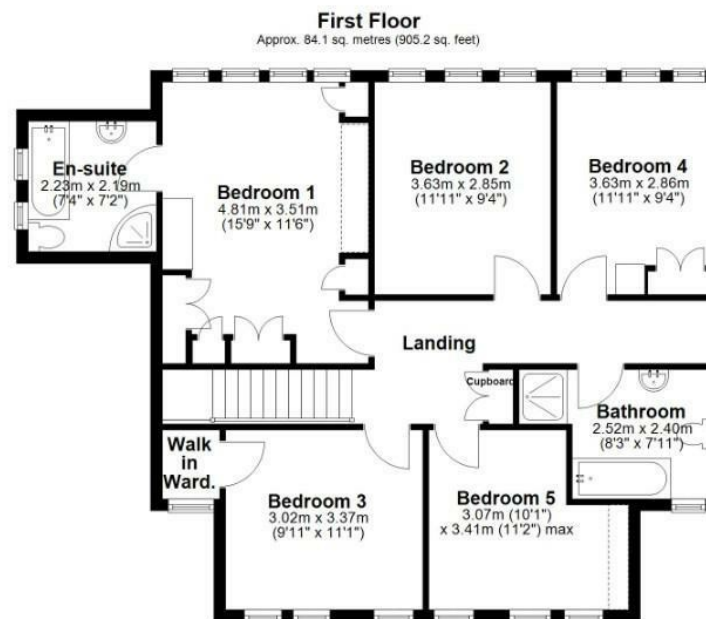
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Total area: approx. 211.6 sq. metres (2277.3 sq. feet)

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	68	76
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.



