



54 Oxford Road
Cambridge, CB4 3PW

Guide price £895,000

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- Stunning Victorian refurbishment
- Exacting standards throughout
- Fantastic city location
- Viewing essential

A stunning Victorian renovation offering 1100 sq. ft of accommodation, off-road parking and landscaped gardens all in a sought-after location.

This beautiful bay-windowed home has been the subject of a painstaking 5-year restoration project. The result is spectacular and probably one of the finest examples of its time available.

There is an entrance porch with panelled walls a glazed door and a fanlight above leading to the hallway which has an original ceiling arch and corbels. The bay-windowed sitting room has a stunning open fireplace with tiled slips and bespoke cabinets and shelving fitted on either side. The dining room also has an equally good fireplace and an elegant rebuilt staircase. Both reception rooms have hard-waxed floors restored by hand, original plaster cornice and roses, and refurbished original sashes with shutters. Beyond the dining room is a good-sized lobby with a brick floor and a door to the side garden with a covered porch. There is a useful laundry cupboard and a cloakroom. The rear of the property was designed by an award-winning architect and executed brilliantly, the layout, finishes and specifications are first-class. The kitchen/breakfast room includes cabinetry supplied by Tomas Kitchen Living, there is an Aga, and a sculpted island, finished in Maple. The flooring is limestone, handmade timber windows and bifold doors overlook the garden and the owners have also created a walk-in pantry.

Upstairs there are two double bedrooms both have decorative fireplaces and the main room has fitted cupboards. The bathroom is a perfect blend of old and





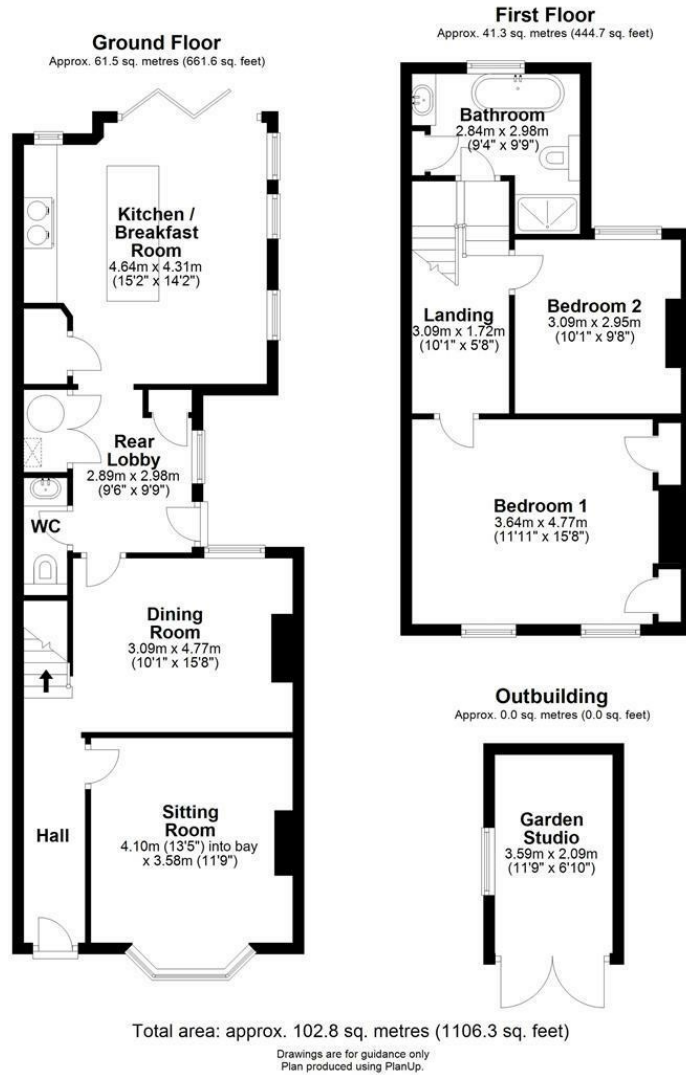
new, there is a large walk-in shower with a drench head, a reclaimed French cast iron bath and a repurposed antique vanity washbasin.

The house has been almost completely rebuilt with no expense spared. The brickwork has been repointed in lime mortar, and the new stonework for the extension was created on-site, by a stonemason from Ely Cathedral. The house has been rewired and replumbed including reclaimed polished cast iron radiators. The windows were painstakingly removed, stripped, repaired and then re-installed. The kitchen, bathroom, fixtures and fittings are all of the highest standards and the styling and colour palette are brilliant. Keim mineral paint has been applied throughout to the old and new lime plasterwork. The replacement cast iron guttering colour is matched to the outside paint scheme all over the property.

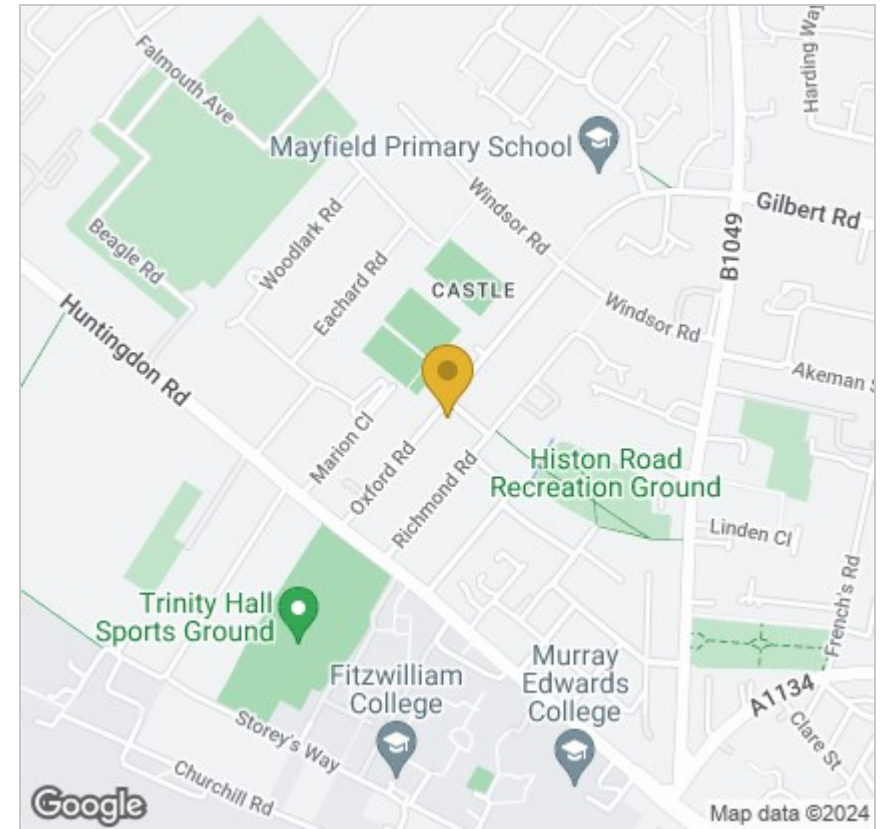
Outside the quality continues with landscaped gardens at the front side and rear. The front has a reclaimed brick wall, driveway parking, recently renovated gates and the reinstated black and white designed front path perfectly compliments this period home. The owners have created a uniquely beautiful flowing woven steel fencing and raised beds featured in both the front and rear gardens. A secure side access leads around the house, where there is a lovely covered seating area with a Velux roof light and decking, screened by pleached Hornbeam. The rear garden has been fully landscaped with timber and steel planters, sandstone paving a circular, reclaimed, oak sleeper deck positioned to capture evening sun, and a lawn. The beds and borders are well stocked with unusual perennials collected over many years. The well placed galvanised steel lightning illuminates the garden well so it can be enjoyed late into the evening throughout the four different seating areas. At the rear of the garden is a fantastic, bespoke studio, with a slate roof. Entered via a brand-new timber deck, it has fully insulated walls, ceiling, and floors making it a perfect work-from-home space or occasional bedroom if required.



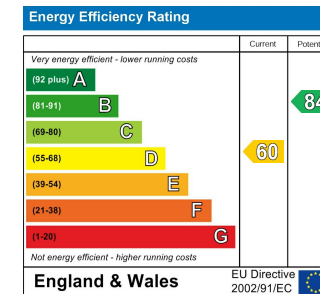
Floor Plan



Area Map



Energy Efficiency Graph



Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: D

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