



18 Adams Road  
Cambridge, CB3 9AD

**£8,500 Per month**

## 18 Adams Road Cambridge, CB3 9AD

- Substantial Detached House
- Extensive Grounds
- Gated Driveway
- Unfurnished

A unique and quite special opportunity to rent one of the most prestigious properties in Cambridge, located in private grounds right in the heart of the City, on one of the most sought after locations, close to highly-regarded independent schools including St Johns School and Kings College School.

18 Adams Road is a substantial 5-bedroom detached property, adjacent to the University bird sanctuary and Trinity Old Field playing grounds. In a secluded setting, well back from the road and behind automated gates, the gravel drive leads up to the impressive facade, offering a glimpse of the private grounds beyond.

Beautifully presented throughout, one enters a light and spacious hallway, with double doors to both the drawing room and kitchen. There is a downstairs cloakroom, a large separate sitting room and the drawing room, which also connects to the dining room, has views over the garden.





The heart of the property is the large family kitchen/living/dining area. The kitchen is particularly impressive with handleless cabinetry, island and breakfast bar, range cooker, and double fridge/freezer. There is a further double oven with grill and full height freezer, washer dryer and dishwasher in the utility room, from which you can also access the double garage. There are French doors to the garden from both the dining/kitchen areas and drawing room.

To the first floor, there is a galleried landing which overlooks the front of the property. The primary suite comprises a dual-aspect double bedroom and features a large dressing room and a well-designed ensuite with both a bath and a shower. There are four further double bedrooms, a shower room, and a family room/office which is currently used as a home gym.

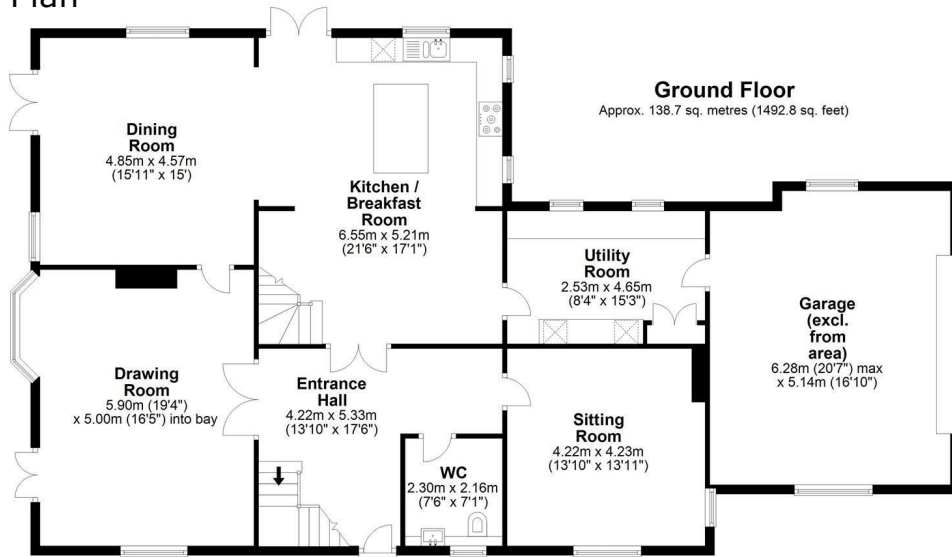
While a property of this scale is unusual in the heart of the city, the grounds themselves are unique. Beautifully landscaped and substantial in size at approximately 1.2 acres, it's the perfect setting for family or to entertain.

Council Tax Band: H

What3Words///dress.jumped.boom



## Floor Plan

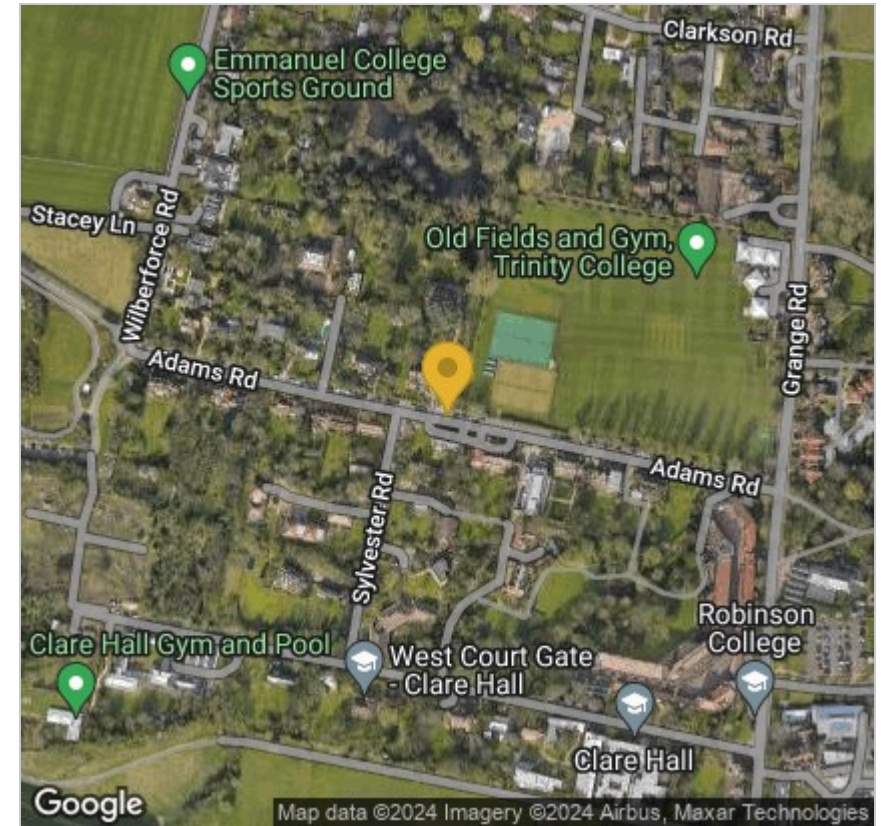


Total area: approx. 356.1 sq. metres (3833.3 sq. feet)

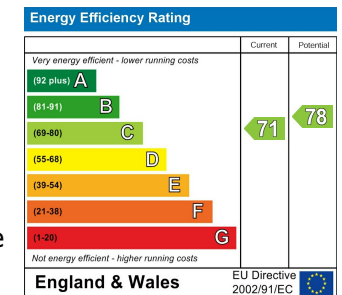
Drawings are for guidance only  
Plan produced using PlanUp.



## Area Map



## Energy Efficiency Graph



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.

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