

 GRAY  
TOYNBEE



14 Maids Causeway, Cambridge, CB5 8DA

Guide price £2,875,000





# 14 Maids Causeway, Cambridge.

- Elegant four storey Georgian townhouse
- Extensive family accommodation
- Envious central position overlooking Midsummer Common

An iconic Cambridge home in a fabulous position and with extensive accommodation skillfully designed, extended and finished to exacting standards throughout.

The accommodation extends to just over 3000 sq. ft and is arranged over four floors. The principal rooms flow beautifully around an elegant hall, which retains its original glazed doors and staircase, and offers a blend of traditional reception rooms and more casual, open-plan spaces perfect for modern family life. This has been created by the current owners and their design team and is the result of a four-year program of extension and remodeling. The drawing room has a wonderful fireplace and the deep sash window overlooks the common, as does the living room, which has a fireplace and opens to the kitchen and dining room. The kitchen is, of course, both stylish and practical, it incorporates a range of appliances, plenty of cabinetry and natural stone work surfaces. The use of a large island ensures a clean and clear visual from front to back via original sashes and full-height doors overlooking the raised rear terrace.

The lower ground floor creates a flexible space perfect as an annexe/self-contained unit, playroom, cinema or home office.

The original sweeping staircase, with a large arched sash window, leads to the first floor where there are three large bedrooms. The principal suite is really quite something, with a dressing room complete with bespoke wardrobes, the bedroom has arguably the finest views of Midsummer Common and a large freestanding bath beneath a large sash window, as well as paneled walls and an oak floor, there is also an en-suite shower room. Two further bedrooms share a beautifully appointed en-suite shower room.

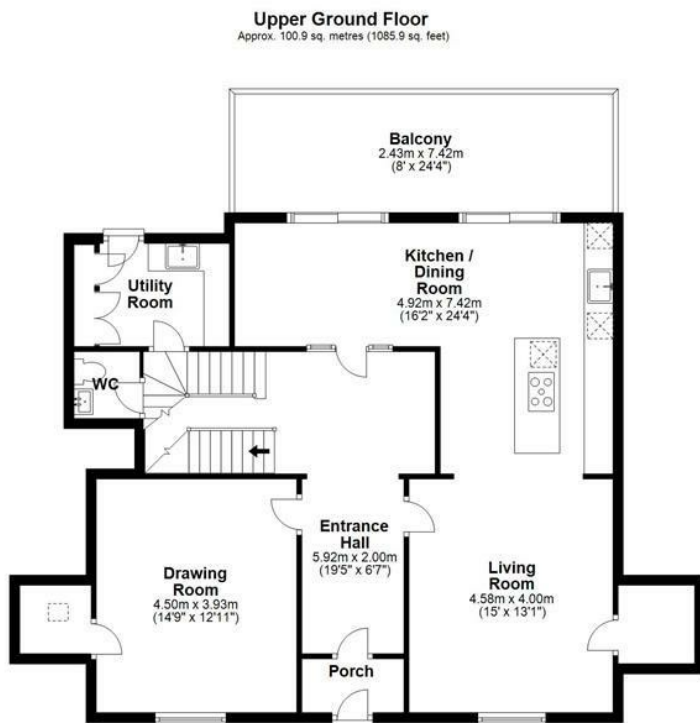
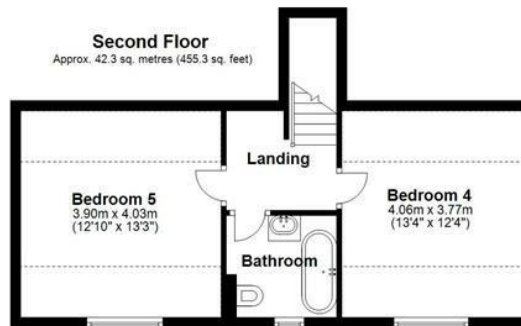
On the second floor are bedrooms four and five, both offer excellent proportions and excellent views, the bathroom is well-planned and beautifully appointed.

The front gardens are behind high hedging and a gate and are landscaped to create symmetry aligned with the front facade. The rear garden has a lawned area and stocked beds, and it is enclosed on all sides by walling. There is a paved rear terrace in addition to the raised rear terrace that adjoins the house. There is rear pedestrian access, an irrigation system, lighting and a power point.



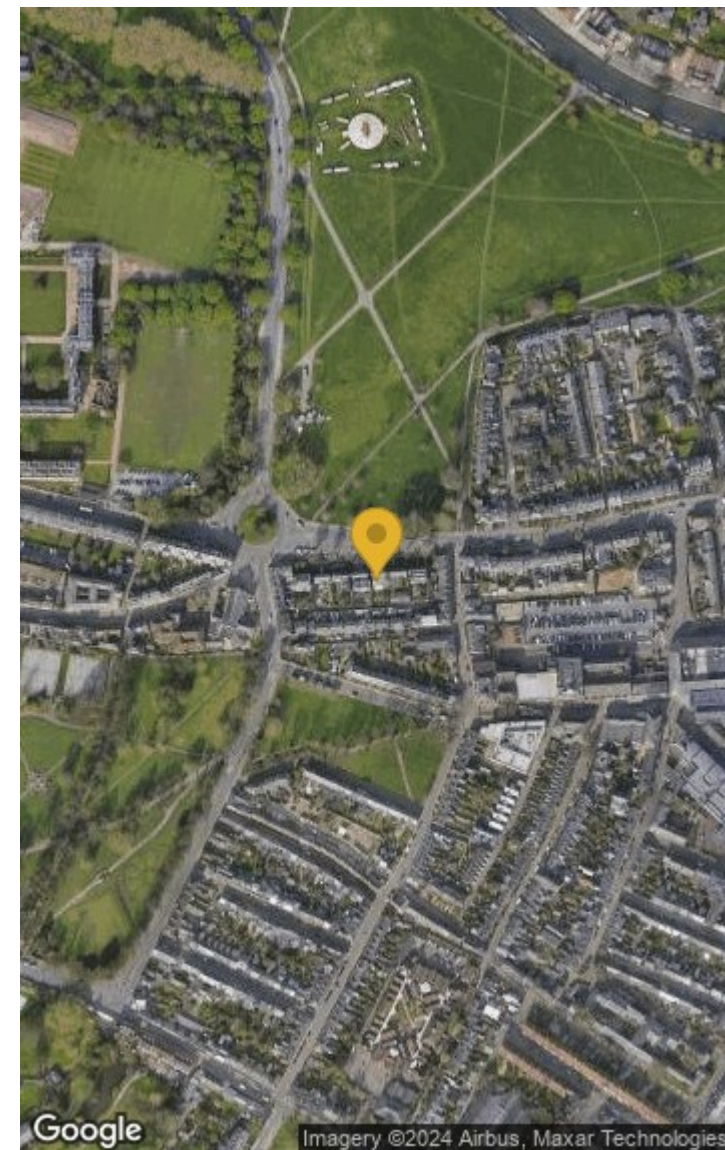






Total area: approx. 279.3 sq. metres (3006.1 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



Tenure: Freehold.  
Council tax band: H  
The property is EPC exempt.  
The property is Grade II listed.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Cambridge Office: 154-156 Victoria Road, Cambridge CB4 3DZ  
Tel: 01223 439 888 Email: [theteam@grayandtoynbee.com](mailto:theteam@grayandtoynbee.com)

Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU  
Tel: 01223 494 444 Email: [waterbeach@grayandtoynbee.com](mailto:waterbeach@grayandtoynbee.com)

