



8 All Souls Lane
Cambridge, CB3 0EA

Guide price £725,000

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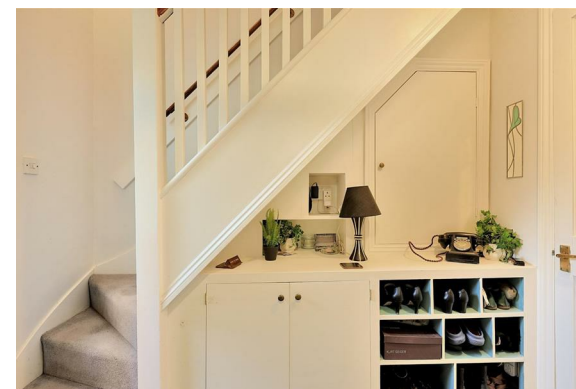
Cambridge, CB3 0EA

- Detached Victorian Lodge
- 2-3 bedrooms
- Charming gardens and parking
- Characterful and cosy accommodation

A charming, cosy and unique detached Victorian Lodge set at the end of a quiet lane, on the edge of churchyard grounds, and just a mile from Magdalene Bridge and the City beyond.

This 2/3 bedroom house has versatile space of around 967 sq. ft as well as parking and a good size walled garden. The setting is beautiful and the style and character of the house are both interesting and very unusual.

The house is not a listed property but is situated within a conservation area, the accommodation includes a striking porch with the original door to the living room which also includes an open fireplace currently sealed but easily re-opened. A door from the living room leads to the kitchen which is well equipped and has a lovely vaulted ceiling and doors to the rear garden. A further door leads to the family room/bedroom 3 which is perfect as a second reception, ground floor bedroom or home working space, it has a door to the garden and an adjoining cloakroom and WC. The bathroom has a shower over the bath and is located off the hall where there is a door to the drive and stairs to the





first floor.

Upstairs there are two bedrooms, a double and a single which has access to the boarded loft space.

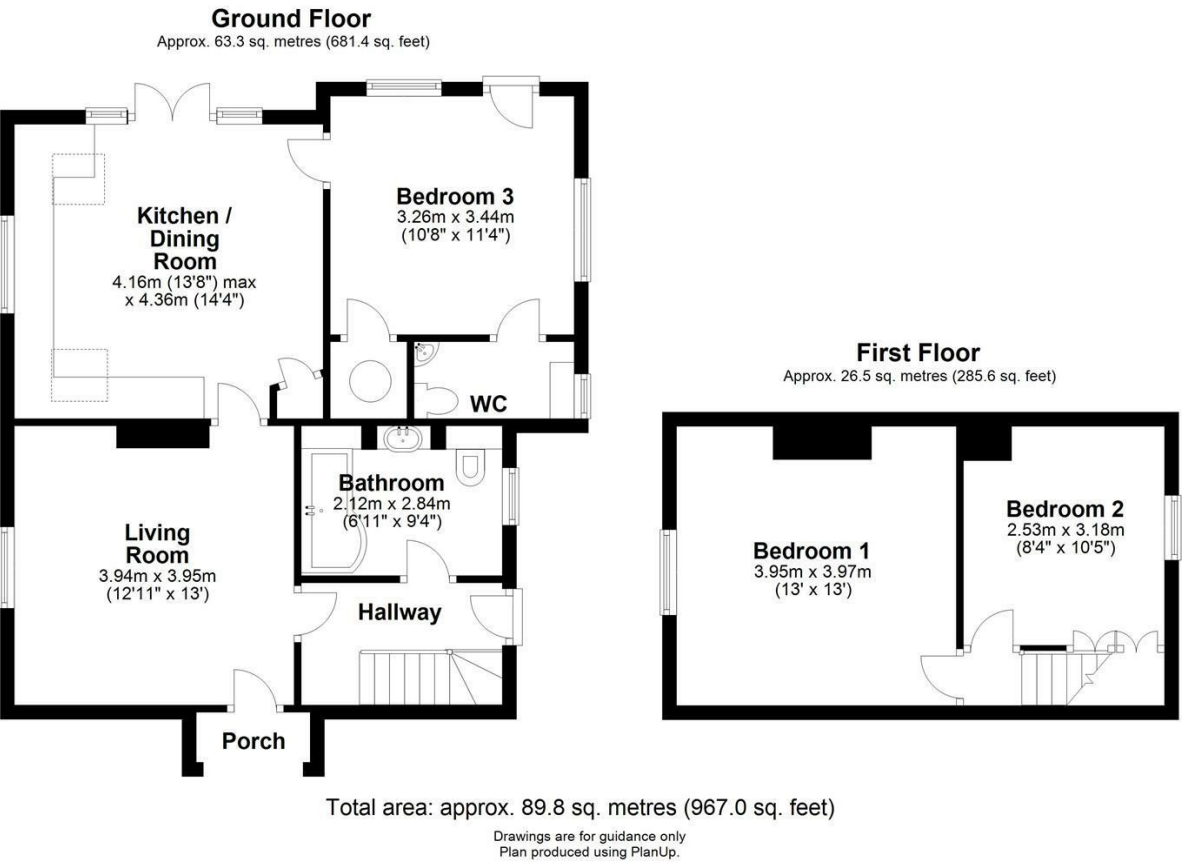
The house has double-glazed windows and electric radiators.

Outside, the house has charming gardens at the side and rear, they are a good size and contain the old churchyard wall all being enclosed by fencing. There is a greenhouse, shed, lawn and well-stocked flower beds and parking space at the side of the house.

Agents note: All Souls Lane is a private road, the property has a right of way over the Churchyard grounds for access to the property's boundaries.



Floor Plan



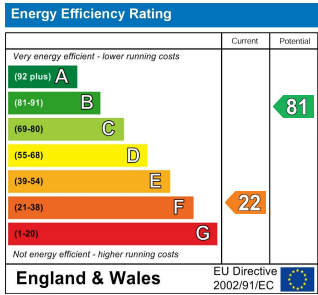
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: E

Area Map



Energy Efficiency Graph



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