



26 Pepys Way, Girton,
Cambridge, CB3 0PA

Guide price £800,000



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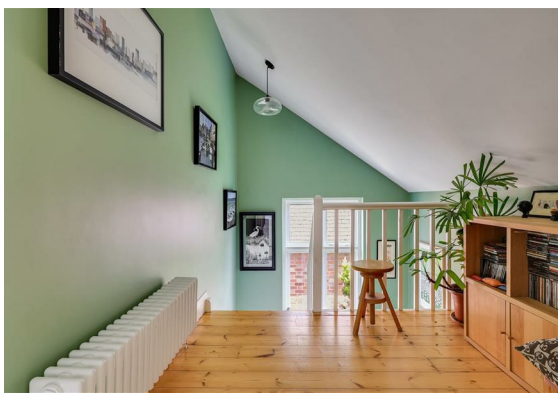
Girton, CB3 0PA

- Extended family house
- Fabulous gardens
- Versatile accommodation

A link-detached family house with spacious, beautifully maintained, versatile accommodation of about 1500 sq. ft, and a wonderful mature garden, situated in a convenient and popular location within easy cycling distance of Cambridge.

This 1930s home has been extended, updated and carefully refitted with care, style and attention to detail. The accommodation blends original features with modern comforts, perfect for a busy family seeking flexible spaces and a peaceful setting.

The ground floor is versatile and includes three reception rooms and a study. The sitting room has a brick fireplace, and double doors lead to the garden room, which, of course, has fabulous views and access to the rear terrace and garden beyond. The dining room is a good size and leads through to the study, which has fitted storage, and is cleverly located away from the hub of the house. The kitchen/breakfast room has fitted cupboards,





worktops and a stylish Rayburn range. Off the kitchen is a large utility room with glazed roof panels and access to the garden. There is a porch with tiles floor, a large welcoming hallway and a cloakroom and WC.

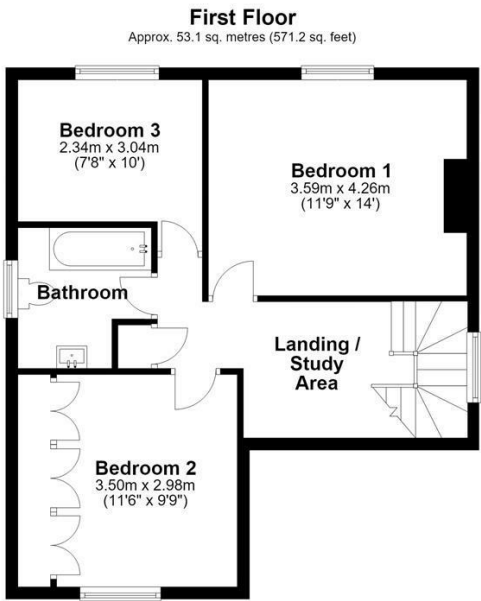
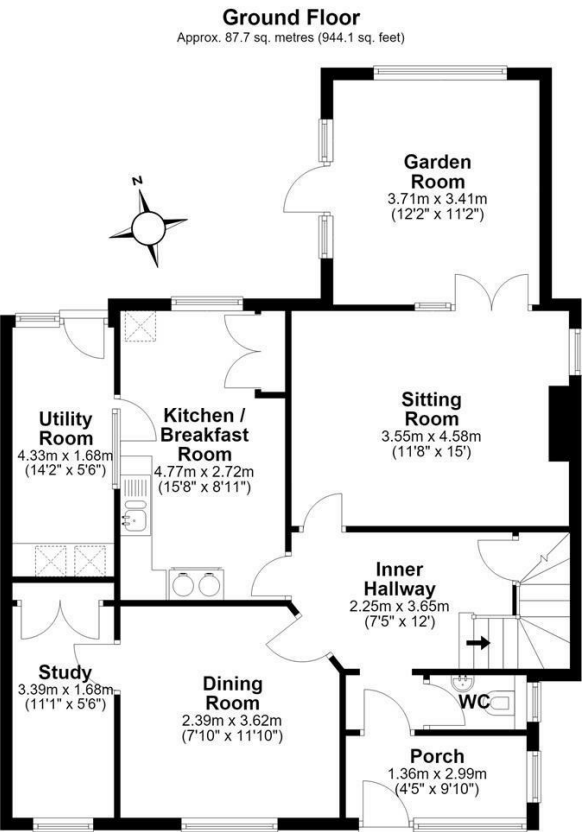
On the first floor, the spacious landing incorporates a study area; there are three double bedrooms, all with original stripped floorboards and one with extensive fitted wardrobes. The family bathroom has been refitted and has a shower over the bath, vanity basin, WC and tiled floor.

The house has external insulated rendering, central heating via the Rayburn and cast iron style radiators, high-quality hardwood double glazing, and an EV charger.

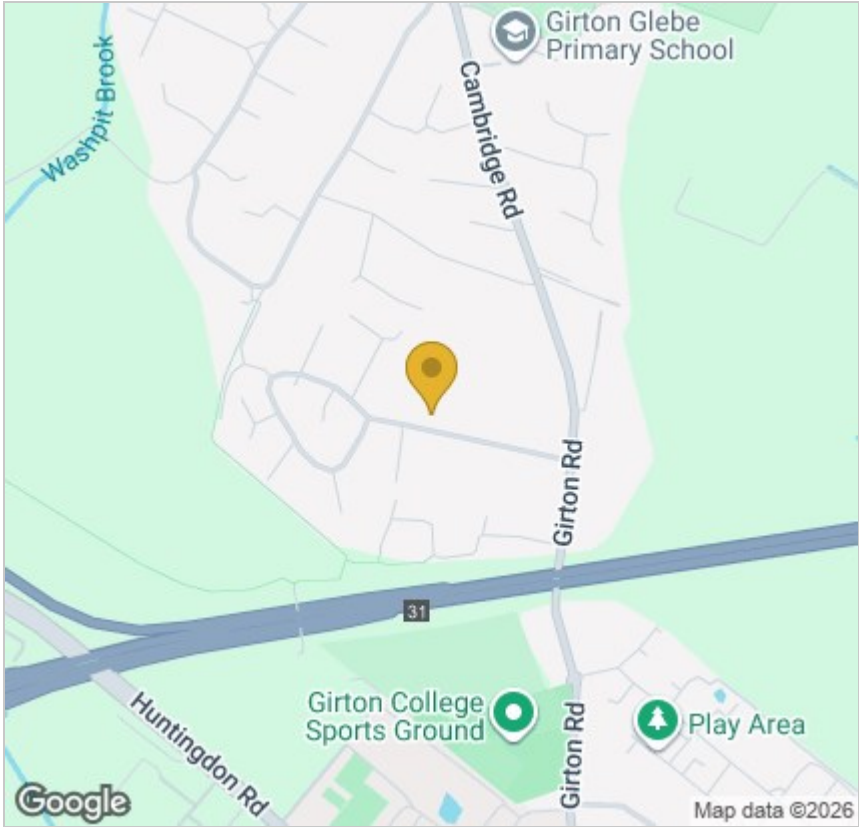
At the front there is a driveway for parking and a good-sized garden. Side access leads to the rear garden, which is a real feature of the house with numerous mature trees, shrubs and fruit trees creating privacy. There is a patio adjoining the house, and a charming outbuilding with a covered seating area.

What3words: ///spite.bikes.oiled

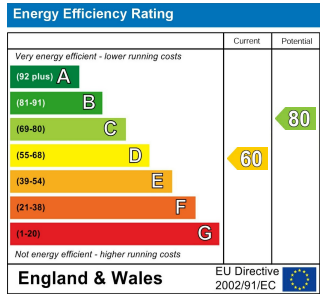




Total area: approx. 140.8 sq. metres (1515.3 sq. feet)



Energy Efficiency Graph



Tenure: Freehold
Council tax band: E

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