

The Victorian School, 16 Cambridge Road, Waterbeach,

Cambridge, CB25 9NJ

Guide price £1,450,000

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The Victorian School

Waterbeach, CB25 9NJ

- Victorian conversion
- 3900 sq. ft, family home
- Potential annexe
- Double garage
- Stylish, efficient, high quality finishes
- No chain

A quite remarkable former schoolhouse, extended and converted to create a stunning 3900 sq ft family home, providing 4/5 bedrooms, a 1,000 sq ft living room, and an annexe, all set within a plot of just over a third of an acre in the centre of Waterbeach.

The property is particularly well positioned for the railway station, which is within a short walk and provides direct connections to Cambridge and London.

The exceptional open-plan kitchen, dining and reception space, extending to approximately 1,000 sq ft. has a fantastic vaulted ceiling, exposed timbers and brickwork, stone flooring and large feature arch windows; this is a substantial and impressive space, providing excellent flexibility for both everyday family living and entertaining. The kitchen area is fitted with an extensive range of handmade units, granite work surfaces, a Belfast sink and a large central island, together with a large fireplace housing a range cooker.

The ground floor also offers two further reception rooms, both with feature fireplaces, providing more formal or separate living space, together with a cloakroom, utility room and entrance lobby. The overall arrangement provides a versatile layout, with scope to accommodate a variety of family and home working requirements.















An oak staircase provides a central architectural feature and access to the first floor. A galleried landing overlooks the main reception space and leads to four double bedrooms and family bathroom facilities. The principal bedroom has oak flooring, roof lights and an en-suite shower room. A family bathroom has a walk-in shower and cast iron roll-top bath.

The property has been renovated with considerable attention given to retaining its original character, and the current owners have decorated to a high standard with modern touches while respecting the architectural history of the property. The building retains a number of distinctive features, including its impressive arched windows, exposed brickwork and timbers, vaulted ceilings and period fireplaces. Natural stone and oak flooring, underfloor heating on the ground floor and cast-iron radiators on the first floor. There is gas central heating, a burglar alarm, CCTV and an EV charger.

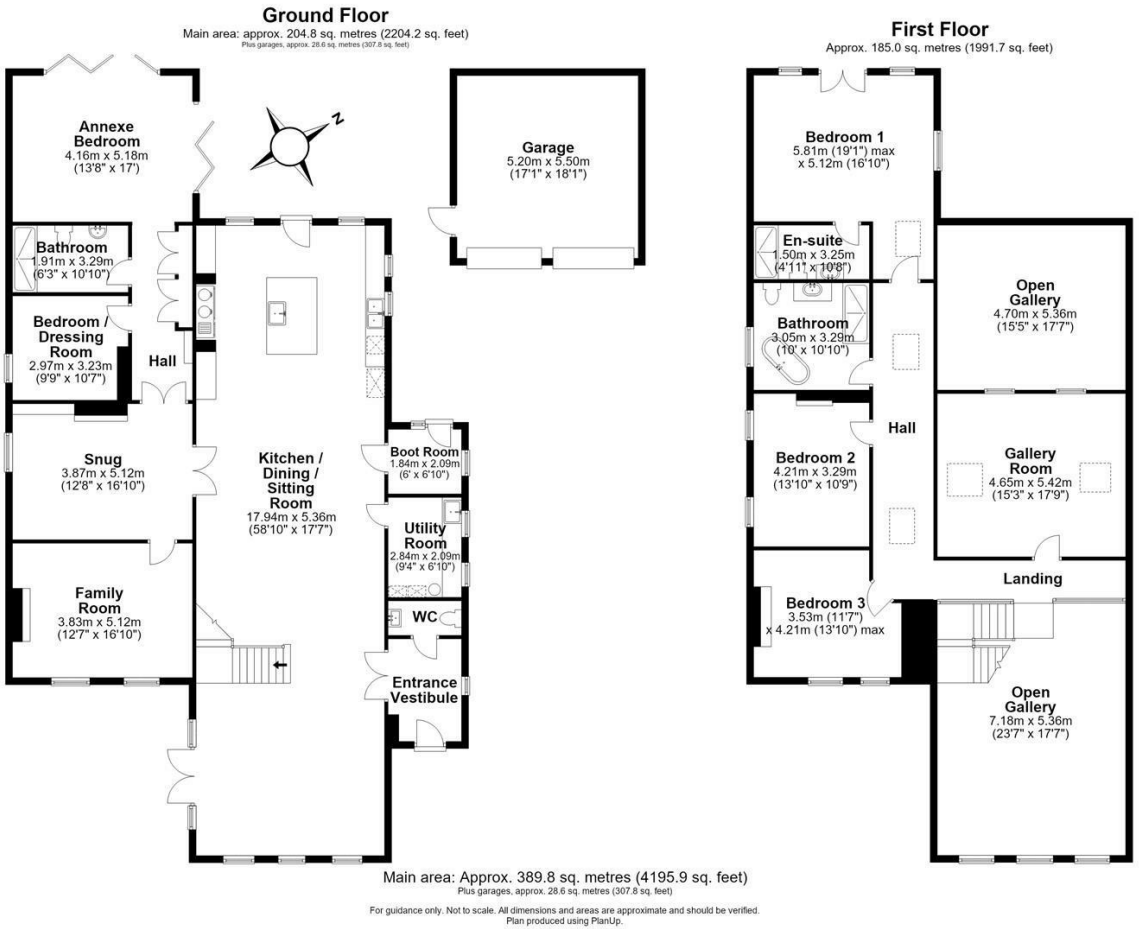
Outside, wrought iron gates lead to the front garden, with established box hedging and trees. The gardens extend around the property, incorporating an enclosed terrace and a generous rear lawn with established trees. A shared private access leads to the rear of the house and the extensive off-road parking and detached double garage. There are numerous outdoor sockets and a tap.

Waterbeach is a well-served village approximately six miles north of Cambridge, offering a range of local shops, businesses and a primary school. The property is particularly conveniently placed for Waterbeach railway station, with direct services to Cambridge and London King's Cross. Ely is also readily accessible.



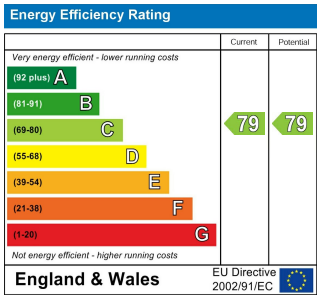


GRAY TOYNBEE





Energy Efficiency Graph



Tenure: Freehold
Council tax band: G

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