



Grantchester Road, Cambridge, CB3 9ED

**CHEFFINS**

## Grantchester Road

Cambridge,  
CB3 9ED

The most impressive and well proportioned 1920s Arts & Crafts detached residence offering stylish accommodation extending to about 2065 ft.<sup>2</sup> including two reception rooms, kitchen, dining room, cloakroom/shower room, five bedrooms of which two are singles, two bathrooms, enclosed gardens as well as off-road parking for one car.

The property is conveniently located for access to Newnham Village, Grantchester Meadows City Centre as well as major road links.

5 3 2

**Guide Price £1,650,000**





## LOCATION

Grantchester Road offers a sought-after location, provides easy access to both the picturesque village of Grantchester—famed for its riverside walks and historic pubs—and the heart of Cambridge, just a few minutes away by bike or car. Excellent transport links, including nearby bus routes and cycle paths, make commuting simple, while the area's proximity to top schools, university colleges, and local amenities ensures everyday practicality.

**COVERED ENTRANCE**

with outside carriage lamp, timber panelled door with opaque glazed panes leading into:

**RECEPTION HALLWAY**

staircase rising to the upper floors with return landing, natural timber handrails, painted newel post and spindles, understairs storage cupboards, exposed and sealed floorboards with recess matwell, double panelled radiator, leaded window to the front and tall ceilings.

**CORRIDOR TO CLOAKROOM**

with coat hooks.

**CLOAKS/SHOWER ROOM/UTILITY**

low level w.c., wash hand basin, storage cupboard below, tiled shower cubicle with glazed door, plumbing and space for automatic washing machine, full height ceiling, double glazed windows to the front and rear.

**DRAWING ROOM**

feature open fireplace, natural brick surround, tiled hearth, wooden mantel, tall ceilings, double panelled radiators, casement window and twin French doors to the rear leading out to the garden and window to the front.

**SITTING ROOM**

range of original fitted furniture including storage cupboards and drawers, adjustable book shelving, double panelled radiator, leaded bay window to the front and double glazed window to the side.

**KITCHEN/DINING ROOM**

A light filled L-shaped room well fitted with good range of storage cupboards and drawers with oak working surfaces with double bowl single drainer sink unit with mixer tap, fitted and concealed dishwasher, two oven gas fired Aga, walk-in pantry cupboard, space for fridge, space for freezer, double panelled radiators, tall ceiling with inset downlighters, casements windows to the side and rear, twin double glazed French doors leading out to the garden, panelled and glazed door leading out to the side.

**ON THE FIRST FLOOR****LANDING**

Light and spacious with staircase rising to the second floor, natural timber handrail, painted newel post and spindles, radiator, airing cupboard housing Vaillant gas fired boiler and pressurised hot water cylinder with slatted shelving, leaded and double glazed window to the side.

**BEDROOM 1**

tall ceilings, radiators, cast iron fireplace surround, leaded window to the front, a pair of double glazed Velux rooflights and double glazed twin French doors to the rear with small balcony overlooking the garden with lake in the distance.

**BEDROOM 2**

tall ceilings, radiator, fitted shelved storage cupboard, double glazed bay window to the rear with views of the garden and lake in the distance.

**BEDROOM 3**

fitted wardrobe cupboard to chimney breast recess, fitted desk with drawers and fitted wall shelving, radiator, double glazed leaded window to the front.

**BEDROOM 4**

single bedroom, radiator, fitted cupboards and shelving, and a pair of leaded windows to the front.

**BATHROOM**

fitted with a white three piece suite comprising low level w.c., pedestal wash hand basin with tiling to splashbacks, panelled bath with separate shower unit above with tiled surround and glazed shower screen, tall ceiling with inset downlighters, heated towel rail/radiator, and a pair of leaded windows to the side.

**ON THE SECOND FLOOR****LANDING**

double glazed Velux roof window, fitted book shelving, eaves storage cupboard.

**BEDROOM 5**

eaves style loft bedroom with radiator, a pair of double glazed Velux rooflights, eaves storage, views to the rear with the lake in the distance, double wardrobe, shelving and hanging rail.

**BATHROOM**

fitted with white suite, panelled bath, mixer tap, hand held shower, low level w.c., wall mounted wash hand basin with tiling to splashbacks, heated towel rail/radiator, double glazed Velux roof window, extractor fan, access through to a useful storage loft area.

**OUTSIDE**

The property enjoys a good road frontage to Grantchester Road with a brick wall, twin timber gates to gravelled parking area and further timber pedestrian gate with paved pathway leading to front door. Front garden is principally laid to lawn with magnolia tree, flowering and shrub beds and lavender. To the left hand side is a useful covered bin store and log store with a further bicycle store to the side with fitted shelving, electric light and doors to the front and rear allowing pedestrian access to the garden.

The rear garden is enclosed by fencing and hedgerow with a large paved patio area, the remainder is laid to lawn with a number of mature trees and shrubs as well as paved side garden.



| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            | 73                                                                                |
| (55-68) <b>D</b>                            |                            |                                                                                   |
| (39-54) <b>E</b>                            | 52                         |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |



Guide Price £1,650,000  
 Tenure – Freehold  
 Council Tax Band – G  
 Local Authority – Cambridge City Council

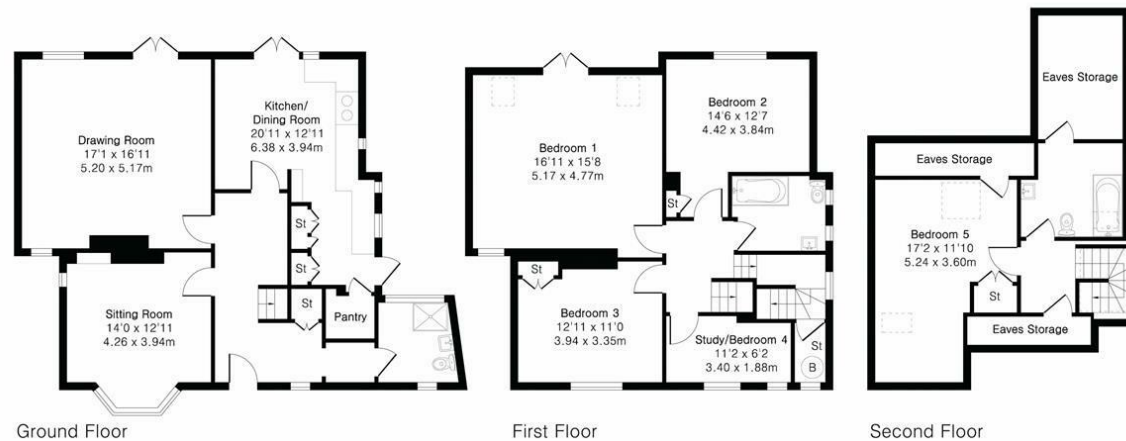


**Approximate Gross Internal Area 2075 sq ft - 193 sq m**

Ground Floor Area 856 sq ft – 80 sq m

First Floor Area 768 sq ft – 71 sq m

Second Floor Area 451 sq ft – 42 sq m


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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.


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