



EH

EXQUISITE
HOME

Set on a prominent corner plot within the Cherry Hinton area of Cambridge, this five-bedroom detached house is approached via a substantial, predominantly lawned front garden.

The ground floor provides a structured layout suited to both daily family life and entertaining. A dual-aspect living room features a front-facing bay window and rear French doors opening to a side courtyard. The fitted kitchen, equipped with integrated appliances, transitions directly into a conservatory currently utilised as a dining and family room with views over the rear garden. The ground floor arrangement is completed by a dedicated utility room with independent side access and a cloakroom.

Across the first floor are four bedrooms, including a main bedroom suite with built-in storage and an en-suite shower room, alongside a central family bathroom. The second floor accommodates a fifth bedroom, illuminated by rooflights and a distinct circular window, offering supplementary eaves storage.

The south-facing enclosed rear garden is designed for low maintenance, incorporating a patio, raised decking, and artificial lawn areas. Accessed separately via Wolsley Way is a driveway providing parking for two vehicles, leading to a substantial detached double garage. This outbuilding structure provides dedicated working-from-home infrastructure, incorporating a separate integrated office space, alongside an adjacent timber workshop.

The property is situated approximately two miles from Cambridge mainline railway station, providing direct rail routes to London. Local amenities within Cherry Hinton include two health centres, supermarkets, and a leisure club. The property falls within the catchment area for Cherry Hinton Church of England Primary, Bewick Bridge Community, The Netherhall School, and St Bede's Inter-Church Comprehensive.





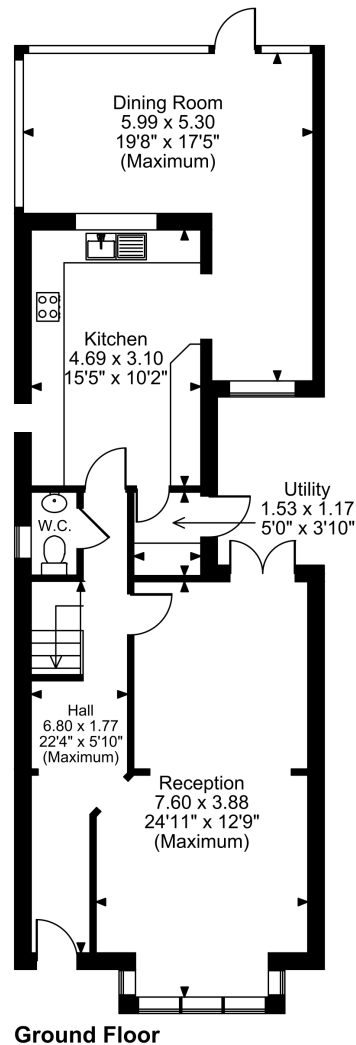
Key Features

- Five-bedroom detached family house occupying a corner plot position.
- Dual-aspect living room with a front bay window and French doors opening to a side courtyard.
- Fitted kitchen with integrated appliances, expanding into a versatile conservatory dining and entertaining space.
- Main bedroom suite featuring built-in storage and an en-suite shower room.
- Three further first-floor bedrooms and a second-floor fifth bedroom with eaves storage.
- Dedicated ground floor utility room with independent side access and a separate cloakroom.
- South-facing, enclosed rear garden incorporating a patio, raised timber decking, and artificial lawn.
- Substantial detached double garage with an integrated office, providing dedicated working-from-home infrastructure.
- Additional timber workshop and off-road driveway parking for two vehicles accessed separately via Wolsley Way.
- Located approximately two miles from Cambridge mainline railway station and within the catchment for St Bede's Inter-Church Comprehensive School.

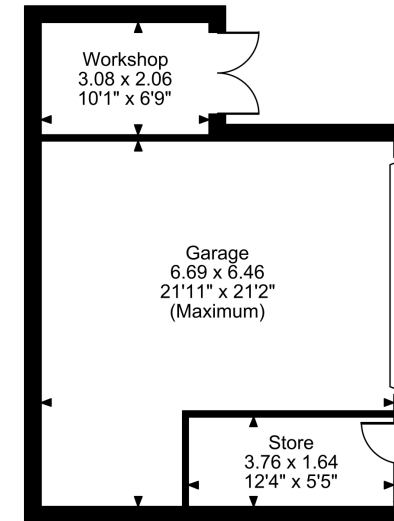
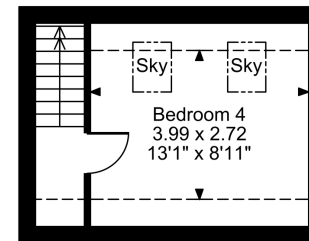
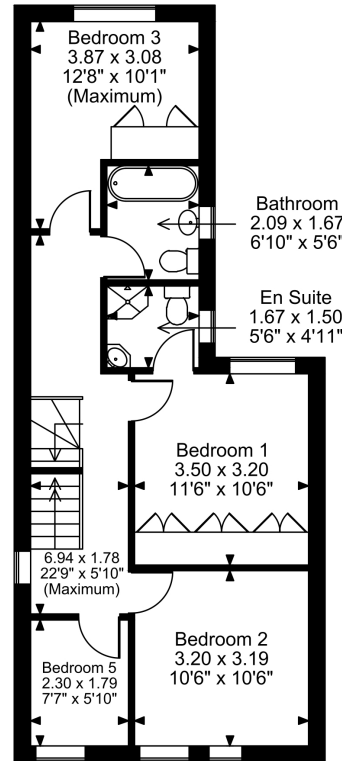
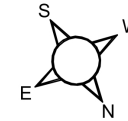








Coldhams Lane, Cambridge
Approximate Gross Internal Area
Main House = 1588 Sq Ft/147 Sq M
Garage = 392 Sq Ft/36 Sq M
Workshop & Store = 134 Sq Ft/13 Sq M
Total = 2114 Sq Ft/196 Sq M



First Floor

Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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