



Radcliffe & Rust
Residential sales & lettings

15 The Oasthouse, Cambridge CB3 9AP
Guide Price £700,000

Radcliffe & Rust Estate Agents are delighted to offer for sale, this rarely available spacious, three bedroom apartment located just off Grange Road, CB3. Facing south and east, it is in The Oasthouse within the beautiful private grounds of Pinehurst South in the heart of Cambridge city centre. With a wealth of mature trees, lawns, fine landscaping and wildlife (including squirrels, muntjac deer, a young fox and badgers that visit), the property allows you to feel like you are living in the countryside, even though you are in the centre of historic Cambridge city. Designed by leading UK architect Stefan Zins FRIBA, this is one of the most prestigious addresses in the city. The estate is directly opposite two renowned colleges, near several University Departments and the University Library, close to the River Cam, the wide open space of Newnham and Lammas Land and Cambridge's world famous historic colleges. A truly stunning, light, mood-enhancing, and beautifully designed spacious property.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this bright and spacious third-floor apartment, set within the exclusive and private grounds of The Oasthouse, Grange Road, CB3. Offering three generous bedrooms, a garage, and beautifully landscaped surroundings, this rarely available property enjoys one of the most prestigious locations in Cambridge, within easy walking distance of Newnham village, the River Cam, and the city centre, with its world-renowned Colleges, cultural attractions, shops, and restaurants.

The property also benefits from excellent transport links, with the M11 (Junction 12) close by, Cambridge station just 2.3 miles away, and Addenbrooke's and ARM both easily accessible.

Set in tranquil, private grounds, the property is filled with natural light throughout, thanks to large double-glazed windows and a thoughtful layout. A secure communal entrance leads to the apartment's front door, where you are welcomed into a wide and inviting hallway with lightly coloured carpet throughout, recessed ceiling lights, and two large built-in storage cupboards—ideal for coats, shoes and household essentials.

To the right-hand side as you enter, you'll find the beautifully appointed shower room. It features a modern walk-in glass shower, W.C., inset hand basin with vanity storage below, and a stainless steel heated towel rail.

Next is the second bedroom, which offers generous proportions and natural character thanks to its vaulted ceiling set into the eaves of the building. This peaceful double room offers ample space for additional furnishings and overlooks the quiet landscaped gardens.

Further along the hall, is the third bedroom which is currently arranged as a home office. This flexible space benefits from a built-in wardrobe with double doors, making it equally suitable as a guest bedroom, dressing room or study.

Opposite the second bedroom, is the principal bedroom. This impressive and elegant room also features a part-sloped ceiling adding architectural interest, and enjoys a calm and private aspect. The accompanying en-suite bathroom includes a full-size bath, a separate shower cubicle, inset hand basin with under-counter storage, W.C., and heated towel rail, all in a matching finish to the main shower room.

Just off of the hallway, before reaching the living space, is the well-equipped kitchen. Fitted with cream shaker-style units and complementary grey worktops, the kitchen includes a built-in electric oven and grill, ceramic hob, dishwasher, washing machine, ceramic sink, and a full-height fridge freezer. At the far end, there's space for a small dining table, ideal for casual breakfasts or working from home with a view.

At the end of the hallway, it opens into the standout living and dining space—an elegant and light-filled room with dual-aspect windows offering garden views and floor-to-ceiling fitted bookshelves, giving the room a sophisticated yet homely atmosphere. There is plenty of space for both a large sofa arrangement and a dining area, making it perfect for entertaining or relaxing.

The apartment benefits from gas central heating, high-quality insulation, and double glazing throughout, offering year-round comfort and efficiency.

Externally, the property comes with a private garage with an electric door, and there are additional visitor parking spaces available. The communal gardens are meticulously maintained, offering peaceful outdoor space for residents to enjoy.

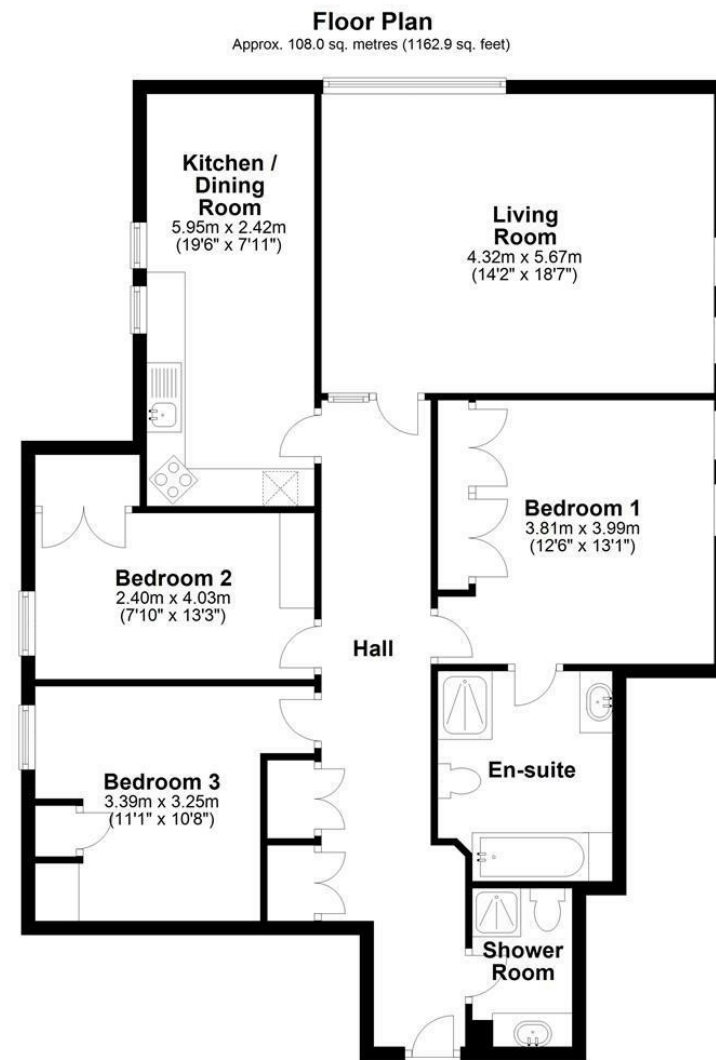
This elegant apartment presents a rare opportunity to acquire a home of true character and quality in one of Cambridge's most desirable settings. Whether you're seeking a comfortable city base, a professional residence, or a long-term investment, this property offers space, privacy and style in equal measure.

Please call us on 01223 307 898 to arrange a viewing and for all your residential sales and lettings requirements in Cambridge and the surrounding areas.

Agents notes

Tenure: Leasehold
Council tax: Band H
No onward chain
Lease: 963 years remaining
Ground Rent is £245.56 per annum
Annual Service Charge from 01/10/2025 is £5,800





Total area: approx. 108.0 sq. metres (1162.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

