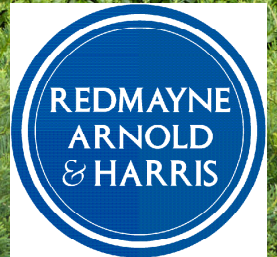




Queen Edith's Way, Cambridge, CB1 7PN
Guide Price: £1,750,000 Freehold



rah.co.uk
01223 800860

A FINE AND SUBSTANTIAL 1920'S DETACHED HOUSE PROVIDING EXCEPTIONAL FAMILY ACCOMMODATION, SET WITHIN STUNNING GROUNDS APPROACHING 0.32 ACRES, GIVING A COUNTRYSIDE FEEL WITHIN THE CITY BOUNDARY.

- 2225 sqft / 207 sqm • 1920's detached house • 5 bedrooms, 3 receptions, study, 2.5 bathrooms
- Extensive parking area • Approximately 0.32 acres • Private and established south-facing rear gardens
 - Replacement kitchen and bathrooms
 - Underfloor heating to kitchen and utility room
 - Replacement double glazed windows

Hallcroft is an exceptional city residence located along a leafy and established stretch of Queen Edith's Way, close to Addenbrooke's Hospital/Biomedical Campus and outstanding schools.

This fine detached house was built in 1929 and has been significantly improved and sympathetically updated in recent years, resulting in a special family home with attractive period features, which compliment stylish contemporary finishes. Beautifully appointed accommodation created for modern day living requirements cleverly link the inside with attractive outside spaces and spans two light and spacious floors, extending to 2225 sqft in total.

Set back and well-screened from the road, the property benefits from a broad and generous frontage, which offers an extensive parking area and access to the rear garden.

A bright and airy reception hall offers attractive features, which included a porthole window, restored parquet flooring and an elegant staircase rising to the first-floor landing. There is a cloakroom/WC and a storage cupboard off this space. There are two beautiful reception rooms, which have fine period features, woodburning stoves and access to and views of the manicured gardens. The impressive kitchen/dining room connects to a stylishly designed scullery area, which provides additional storage and access to the terrace. The kitchen/dining area was remodelled in 2022 and provides an extensive range of matching cabinetry and drawers, quartz working surfaces with matching upstands and a combination of integrated appliances, which includes an AEG induction hob, dual microwave oven, fan-assisted oven and warming drawer, fridge/freezer and a Miele dishwasher. A useful utility room off the kitchen and an elegant study completes the ground floor accommodation.

The first-floor accommodation comprises five spacious double bedrooms, a luxurious family bathroom suite and an impressive shower room.

Outside, the rear garden has a favourable south-facing aspect and has been thoughtfully landscaped and well-maintained. Principally laid to lawn, there is a broad, paved terrace area adjoining the rear of the property. There are well-stocked and established borders of various flowers, shrubs and attractive mature trees. There is a wildlife garden and a large timber storage shed/workshop with power and lighting, an adjoining storage cupboard, log store and compost area.

AGENT'S NOTE

There is a restrictive covenant with respect to the erection of buildings in the front garden. Further information can be provided.

LOCATION

Queen Edith's Way enjoys a convenient position, close to Addenbrooke's Hospital, about 0.5 miles south of the railway station and 2 miles from the city centre. The area is widely acknowledged as one of Cambridge's most popular and prestigious residential areas south of the city providing a balance of giving ease of access into the city without feeling too urban, plus its strong sense of community. The property is about 1 mile from a mainline railway station with services to London's King's Cross and Liverpool Street. The A11 junction is about 4 miles away, which can take you up towards Bury St Edmunds or down to London via the M11. There are an excellent range of local facilities including day-to-day shops on Wulfstan Way. Schooling is available at the 'Outstanding' Spinney Primary School and Queen Edith's Primary School with secondary provision at Netherhall, Ofsted rated 'good'. Hills Road (1.3 miles) and Long Road (1 mile) Sixth Form Colleges. There are also excellent private schools such as The Perse, Leys and others are also within easy reach of the property.

TENURE

Freehold

SERVICES

All mains services are connected.

LOCAL AUTHORITY

Cambridge City Council. Council tax band - G

FIXTURES AND FITTINGS

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

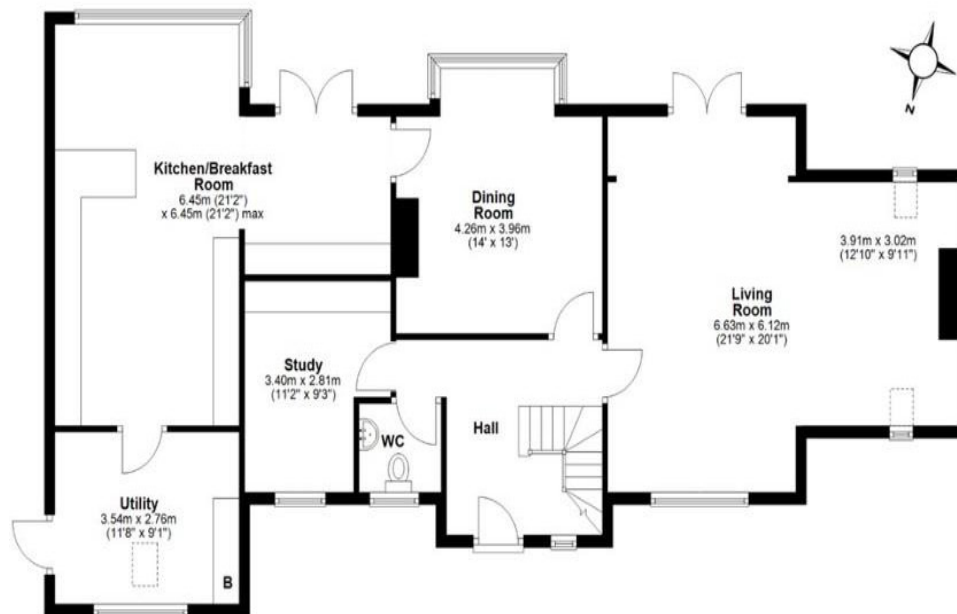
VIEWING

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

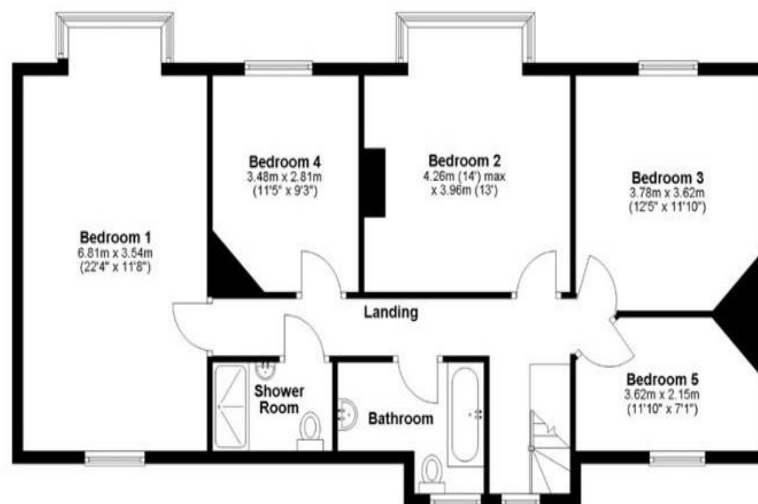
7 Dukes Court, 54-64 Newmarket Road, Cambridge CB5 8DZ T: 01223 323130



Ground Floor



First Floor



Approx. gross internal floor area 207 sqm (2225 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.





