



Kestrel Rise, Trumpington Cambridge
£256,000 Leasehold

**Sharman
Quinney**

Key Features

 3  2  B  D



125 Years remaining as of [Ask Agent](#)
£Ask Agent Ground Rent pcm
Review due: [Ask Agent](#)
£Ask Agent Service Charge pcm
Review due: [Ask Agent](#)

- 45% shared ownership opportunity with the option to staircase to 100%
- Stunning contemporary home within the highly sought-after Trumpington Meadows development
- Beautifully presented throughout with stylish, modern interiors and premium finishes
- Light-filled sitting room with attractive views over the tennis court and park
- Impressive open-plan kitchen and dining space, perfect for modern living and entertaining





looking to enjoy a contemporary lifestyle within easy reach of Cambridge city centre and the wider countryside.

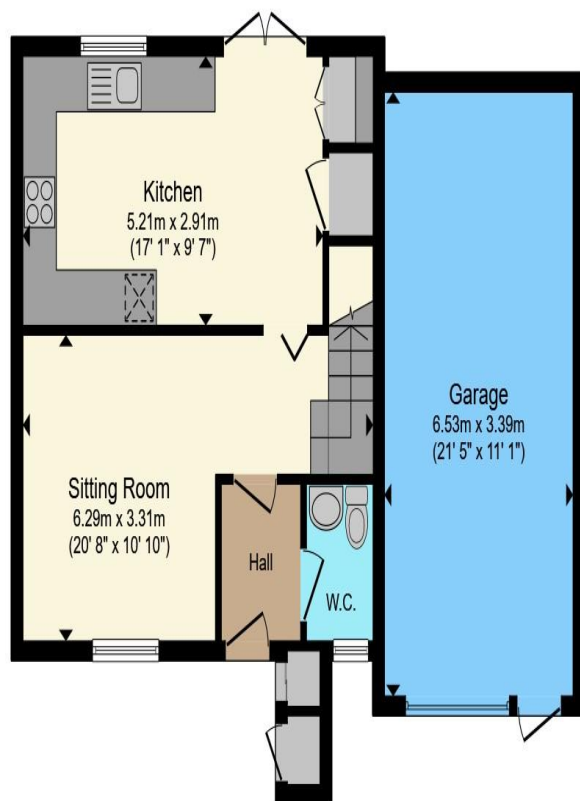
The accommodation is beautifully presented throughout, with a bright and welcoming sitting room positioned at the front of the property, enjoying attractive views across the tennis court and park beyond. To the rear, the heart of the home is the stylish open-plan kitchen and dining area, creating a sociable and versatile space ideal for both everyday living and entertaining.

The first floor continues the sense of quality and space, with well-proportioned bedrooms and a modern family bathroom finished with high-quality fittings. The principal bedroom benefits from access to a private balcony, also shared with the second bedroom, providing a wonderful place to enjoy the outlook and surrounding environment.

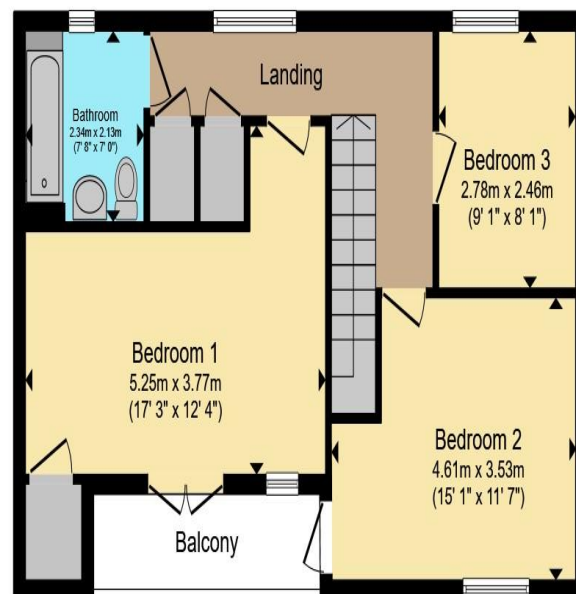
Externally, the property benefits from a well-maintained rear garden, predominantly laid to lawn with a patio area providing the perfect space for outdoor dining and relaxation. The garden also provides convenient access to the integral garage, offering valuable additional storage and practicality.

The property enjoys a desirable position within Trumpington Meadows, surrounded by beautifully maintained communal spaces and close to an abundance of green open areas. The development





Ground Floor



First Floor

Total floor area 117.5 m² (1,265 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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itself is renowned for its thoughtful design, landscaped surroundings and strong sense of community.

Trumpington is one of Cambridge's most desirable and fastest-growing areas, successfully combining modern amenities with a village feel. The location is particularly attractive for professionals and families, with excellent access to the world-renowned Addenbrooke's Hospital and Biomedical Campus, as well as Cambridge city centre via road, bus, guided busway and dedicated cycle routes.

Transport connections are exceptional, with immediate access to the M11, Trumpington Park & Ride, and a network of cycleways providing convenient links throughout the city. Everyday amenities are close at hand, including Waitrose, local shops, cafés and leisure facilities.

For those who enjoy the outdoors, the surrounding landscape is a major attraction. Trumpington Meadows Nature Reserve provides beautiful walking routes linking through to Byron's Pool and Grantchester, while further country parks, bridleways and footpaths offer

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