



Newmarket Road, Cambridge, CB5 8EG

**CHEFFINS**



# Newmarket Road

Cambridge,  
CB5 8EG

- Substantial Victorian Townhouse Arranged Across Four Floors
- Five Well Proportioned Bedrooms
- Stunning Open Plan Kitchen Dining Family Room
- Beautiful Character Features Throughout Including Fireplaces And Cornicing
- Bay Fronted Sitting Room And Separate Study
- Double Glazed Windows And Gas Fired Central Heating
- Contemporary Ground Floor Shower Room And First Floor Family Bathroom

A handsome Victorian townhouse occupying a prominent position along Newmarket Road, offering beautifully arranged accommodation extending across four impressive floors. Rich in period character, the property retains an array of original features including cast iron fireplaces, moulded cornicing and sash style windows, whilst having been thoughtfully enhanced for modern family living, centred around a stunning open plan lower ground floor kitchen, dining and family space. Perfectly positioned within the heart of the city, the property enjoys immediate access to Midsummer Common together with an exceptional selection of vibrant cafés, restaurants, independent shops and everyday amenities nearby.

5 2 3

Guide Price £1,100,000







## LOCATION

Newmarket Road occupies an exceptionally convenient and highly desirable position on the edge of Cambridge city centre, just moments from the open green spaces of Midsummer Common and the River Cam. The property is ideally placed for immediate access into the historic city centre, offering a superb combination of vibrant city living and attractive outdoor space. The surrounding area provides an outstanding range of amenities including independent cafés, restaurants, public houses, supermarkets and local shops, together with nearby leisure facilities and riverside walks. Cambridge's renowned historic core, universities and cultural attractions are all within comfortable walking and cycling distance. For commuters, Cambridge Railway Station provides regular services to London King's Cross and Liverpool Street, whilst the property also benefits from excellent road links via the A14, M11 and wider regional road network. The location is also well placed for access to both Anglia Ruskin University and the city's leading science and business parks. An ideal setting for those seeking the convenience and lifestyle benefits of central Cambridge living whilst remaining close to green open spaces and excellent transport connections.

## ENTRANCE HALLWAY

Panelled entrance door with picture light and double glazed picture light above leading into the entrance hallway with inset footwell, radiator, moulded corning and archway, stairs rising to first floor accommodation, further radiators, panel glazed door leading down to the lower ground floor and panelled doors leading to the respective rooms.

## SITTING ROOM

A beautifully proportioned reception room featuring moulded corning, picture rails and an attractive cast iron open fireplace with tiled surround and wooden mantle. Radiator and double glazed bay window to the front aspect. Painted panelled timber double doors leading through into:

## STUDY

With moulded corning, ceiling rose and cast iron fireplace with painted mantle. Extensive fitted bookcases, radiator and double glazed sash window overlooking the rear garden. Door leading back through into the entrance hall.

## SHOWER ROOM

Comprising a contemporary three piece suite with large walk in shower cubicle fitted with wall mounted shower head and glazed shower partition, low level WC with concealed dual hand flush and hand wash basin with hot and cold mixer tap and tiled splashback. Tiled flooring, heated towel rail, tiled surround to shower area, inset LED downlighters, extractor fan and double glazed privacy glass window to the side and rear aspect.

## LOWER GROUND FLOOR

## OPEN PLAN KITCHEN DINING FAMILY ROOM

## KITCHEN AREA

Comprising a collection of base mounted storage cupboards and drawers with timber work surfaces incorporating porcelain sink with hot and cold mixer tap and drainer to side. Integrated four ring gas hob with stainless steel splashback, concealed extractor above and double oven below. Integrated concealed dishwasher and space for fridge freezer. Tiled flooring, inset LED downlighters and full height radiator.

Panelled door leading through into:

## PANTRY STORE / UTILITY ROOM

With space and plumbing for washing machine and

tumble dryer together with fitted work surface, inset LED downlighters and double glazed window overlooking the rear aspect.

## CLOAKROOM

Comprising a two piece suite with low level WC with concealed dual hand flush and hand wash basin with hot and cold mixer tap. Wall mounted gas fired combi boiler, tiled flooring and double glazed window to the side aspect.

## DINING / FAMILY AREA

The kitchen area opens through into the dining room with continuation of tiled flooring, open understairs storage with fitted shelving and opening through into the family area. Former fireplace with recessed chimney breast providing ideal space for storage furniture, inset LED downlighters, double glazed bay window to the front aspect and painted panel door with potential for fire escape steps leading back up to the front of the property.

## FIRST FLOOR

## LANDING

Split level staircase leading to the first floor landing with stairs rising to the second floor accommodation. Radiator, storage cupboard housing pressurised hot water cylinder and panelled doors leading to the respective rooms.

## BEDROOM 1

Radiator and set of double glazed sash windows to the front aspect.

## BEDROOM 2

Cast iron fireplace with painted wooden mantle, radiator and double glazed sash window overlooking the rear garden.

## BATHROOM

Comprising a three piece suite with panelled bath fitted with hot and cold mixer tap, wall mounted shower attachment and glazed shower partition, low level WC with concealed dual hand flush and hand wash basin with hot and cold mixer tap. Tiled surround, tiled flooring, heated towel rail, inset LED downlighters, extractor fan and double glazed privacy glass window to the side and rear aspect.

## SECOND FLOOR

## LANDING

With loft access, double glazed window overlooking the rear garden and panelled doors leading to the respective rooms.

## BEDROOM 3

Part pitched ceilings, radiator and two Velux skylights fitted with blinds overlooking the rear aspect.

## BEDROOM 4

Cast iron fireplace with painted wooden mantle, radiator and double glazed window to the front aspect.

## BEDROOM 5

Radiator and double glazed window to the front aspect.

## OUTSIDE

To the front, the property is set back behind wrought iron railings and a shallow front garden, with stone steps rising to the entrance door and an elegant bay fronted reception room providing considerable kerb appeal in keeping with the surrounding period streetscape.

To the rear, a beautifully enclosed and particularly private rear garden, thoughtfully landscaped to create a tranquil environment. The garden enjoys a paved terrace immediately adjoining the property, ideal for outside dining and entertaining, framed by mature planting, established shrubs and attractive brick wall boundaries. Beyond, a further gravelled section provides additional seating potential amongst a variety of leafy planting and small trees, creating a wonderfully green and secluded atmosphere throughout. The garden also benefits from gated rear access and useful bicycle storage space.











## 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                         | 77        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (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 £1,100,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - Cambridge City Council







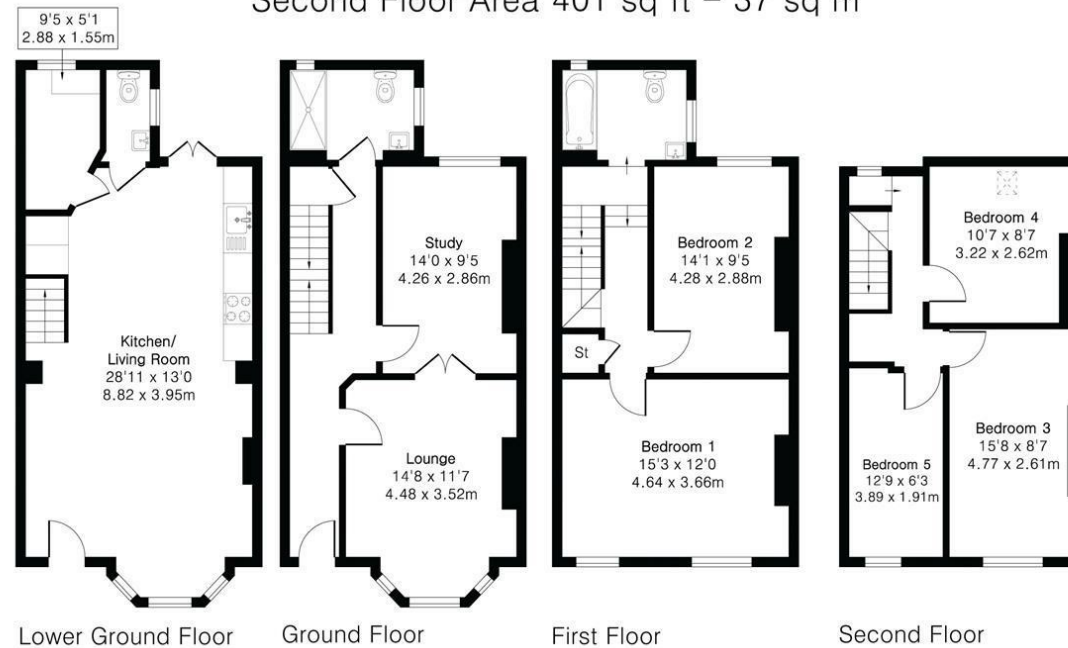
## Approximate Gross Internal Area 1812 sq ft - 168 sq m

Lower Ground Floor Area 476 sq ft – 44 sq m

Ground Floor Area 476 sq ft – 44 sq m

First Floor Area 459 sq ft – 43 sq m

Second Floor Area 401 sq ft – 37 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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>.

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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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