



165 sqm / 1784 sqft

405 sqm / 0.10 acre

Semi-detached house

5 beds, 3 recep, 1.5 bath

Garage & driveway

Edwardian

EPC - C / 70

Council tax band - E

ROYSTON ROAD

This substantial Edwardian house has been the subject of a comprehensive renovation, taken back to brick and rebuilt with a clear focus on quality, longevity and respect for the building's original character. Arranged over three floors and extending to approximately 1,784 sq ft, the property now provides five bedrooms and a series of well-balanced living spaces, alongside a newly constructed detached garage and landscaped gardens.



Guide Price  
£700,000.00



The house retains the proportions typical of the period, with a generous bay-fronted sitting room at the front measuring over 23ft in length. This provides a comfortable and more private reception space, complemented by bespoke fitted bookshelves and a newly installed bay window designed to match the original glazing pattern. All the windows in the home have been replaced to feature double glazing and all entrances to the property feature recently replaced black UPVC doors styled and finished meticulously to suit the Edwardian style of the property.

To the rear, the house opens into a reconfigured kitchen, dining and sun room arrangement designed to support everyday family life. Structural alterations have created a broad, open connection between these spaces, defined by two feature arches. The kitchen is fitted with German-manufactured Berker Kuchentopfen cabinetry with a 20mm quartz worktop, Franke sink and taps, and a range of integrated appliances including Smeg cooking appliances alongside a Miele fridge/freezer and Miele washing machine. A motorised Velux rooflight introduces additional natural light into the sun room, while French doors open directly to the garden. A rear lobby with cloakroom provides a practical secondary entrance with adjoining W/C.

The upper floors provide five bedrooms arranged across two levels. The first floor accommodates four well-proportioned bedrooms together with a shower room, while the second floor has been converted to form a principal suite with dressing area and an en suite bathroom. Bathrooms are fitted with Burlington heritage sanitaryware and Mandarin Stone marble flooring, maintaining the period influence seen throughout the house.

Considerable attention has also been given to the unseen elements of the renovation. The property benefits from entirely new first-fix plumbing and electrics, new insulation and plasterwork throughout, heritage-style guttering, cast iron radiators by The Radiator Company, and soundproofing to the party wall. Heritage-style switches, sockets and ironmongery have been chosen to complement the Edwardian architecture.

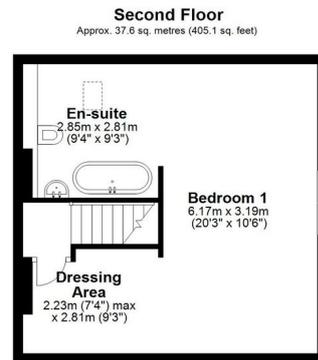
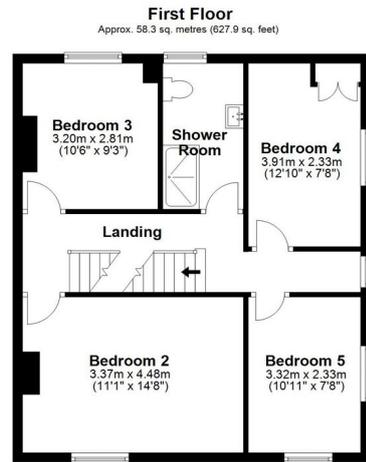
Outside, the front and rear gardens have been carefully landscaped. A tar and chip driveway provides parking for up to three vehicles and leads to a newly constructed reclaimed brick garage with a mock Tudor frontage designed to echo the house. The garage includes a Hormann remote-controlled roller shutter door and a boarded loft space for additional storage.

The rear garden has been landscaped to create a practical and easily maintained outdoor space that sits comfortably with the character of the house. Immediately outside the sun room, a generous paved terrace provides space for seating and outdoor dining, forming a natural extension of the living space during warmer months. The terrace is enclosed by timber fencing and brick boundary walls, creating a private and sheltered setting.

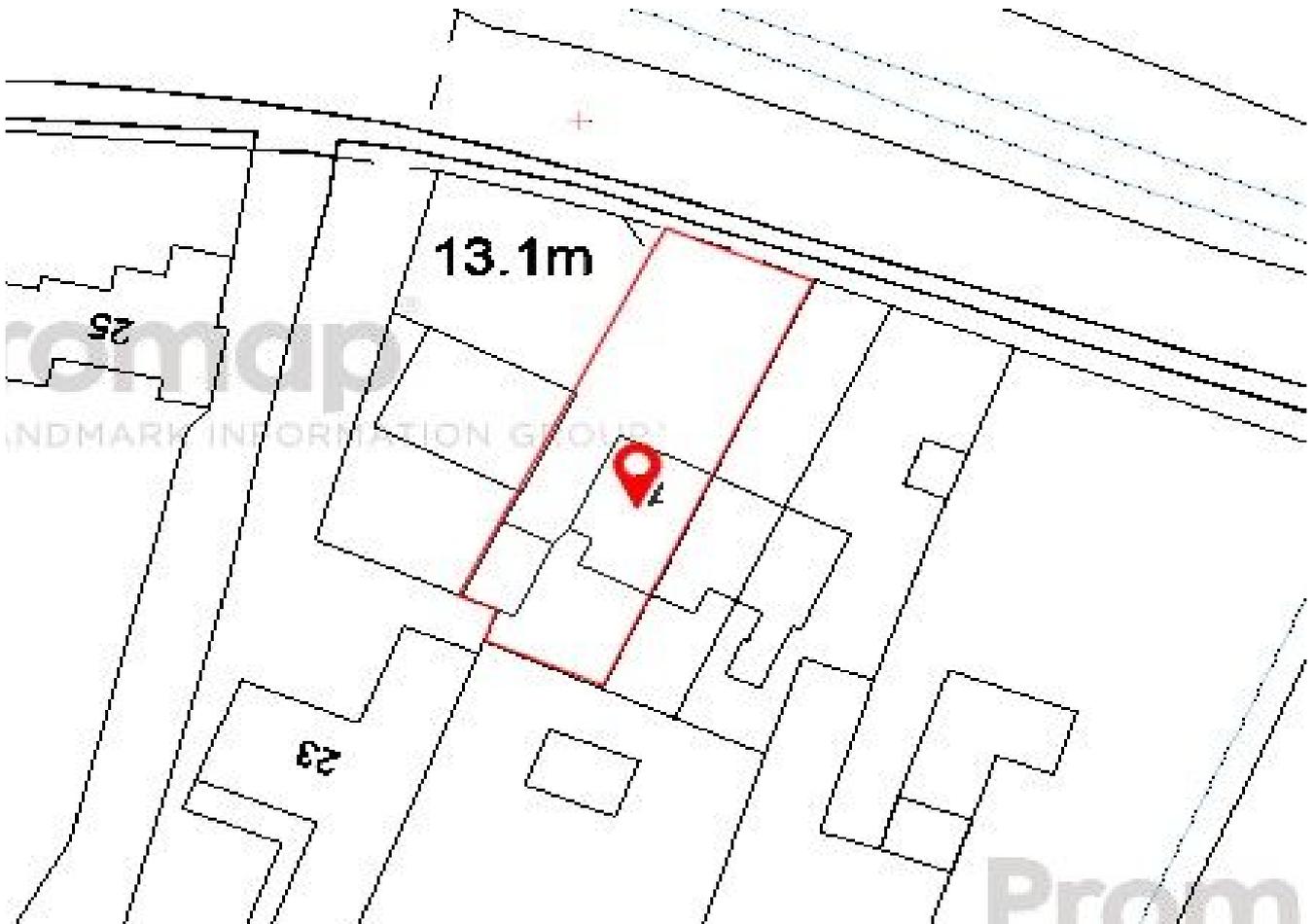
Beyond the terrace, the garden has been finished with gravel planting areas designed for low maintenance, with space for shrubs and soft planting to mature over time. A gated side passage provides access between the front driveway and rear garden, adding useful practicality for day-to-day living. Together, the layout creates a manageable outdoor space that complements the house without requiring significant upkeep.

The result is a substantial period home that retains its Edwardian character while offering the reassurance of a thorough modern rebuild, creating a practical and comfortable house suited to long-term family living.





Main area: Approx. 165.7 sq. metres (1784.0 sq. feet)  
Plus garages, approx. 18.9 sq. metres (203.8 sq. feet)



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