



## 6 SELWYN GARDENS

Cambridge, CB3 9AX





AN ELEGANT EIGHT-BEDROOM DETACHED FAMILY RESIDENCE, POSITIONED IN ONE OF CAMBRIDGE’S MOST COVETED CITY ADDRESSES.

Basement Cellar

Ground Floor

Entrance hall | Kitchen/Breakfast room | Pantry | Utility room | Dining room | Drawing room | Sitting room  
Conservatory | Cloakroom | Wet room

First Floor

Principal bedroom | 4 further bedrooms | 2 bathrooms

Second Floor

3 bedrooms | Kitchenette | Shower room



EPC

8

4

4

E

Local Authority: Cambridge City Council

Council Tax band: H

Tenure: Freehold

Postcode: CB3 9AX

Services: Mains water, electricity, gas and drainage



# A RARE CAMBRIDGE OPPORTUNITY

An exceptional chance to acquire an elegant eight-bedroom detached family residence, complete with planning permission to extend, positioned in one of Cambridge’s most coveted city addresses. Located just moments from many of the renowned Colleges and the idyllic green spaces of The Backs, this is a home of genuine distinction.

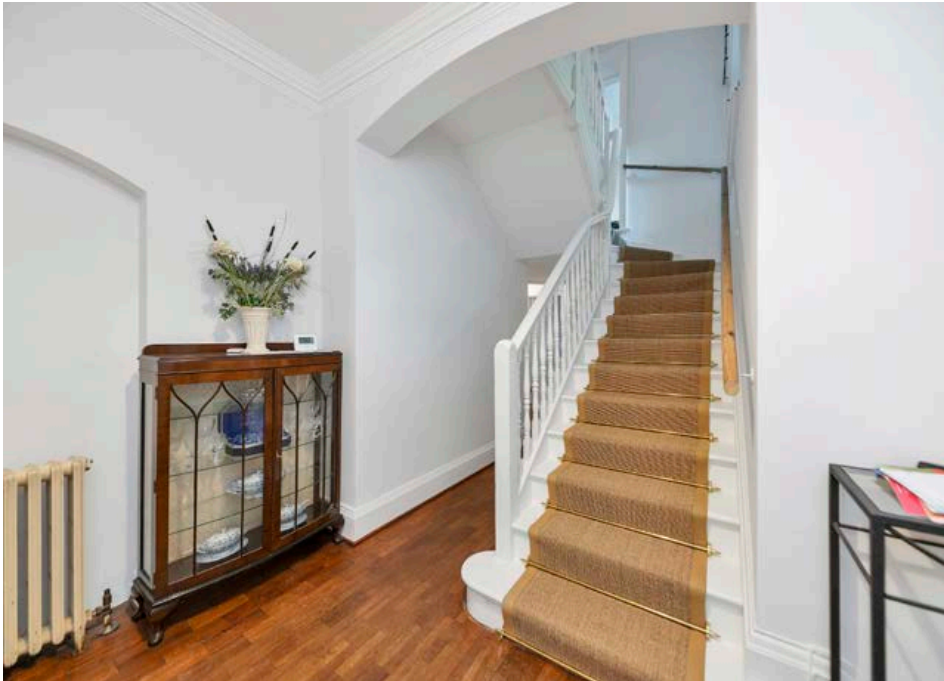
6 Selwyn Gardens is a striking detached house, built in handsome red brick under a tiled roof and set within beautifully established grounds approaching half an acre. The property retains a wealth of original period character – high ceilings, fine cornicing, cast iron radiators and large sash windows – all combining to create light-filled, well-proportioned living spaces extending to approximately 4,023.2 sq ft (373.8 sq m).

While perfectly comfortable as it stands, the house would benefit from sympathetic updating and refurbishment, presenting an exciting opportunity to restore it to its full grandeur. With planning permission already secured (reference 23/03336/HFUL), the property offers scope for a substantial extension, enabling buyers to shape an impressive family home to their exact requirements, subject to the necessary consents.

## SITUATION

Selwyn Gardens is a no-through road, conveniently situated in a Conservation Area, approximately one mile west from the heart of the city centre. Many Colleges and University departments are within close proximity, with King’s College School and St John’s College School just a short walk away. The city centre is close by offering extensive shopping facilities, a wide range of educational and cultural amenities and is an important centre for the ‘hi-tech’ and ‘biotech’ industries with the University Research and Development Laboratories and the internationally renowned Cambridge Science Park and Addenbrooke’s Hospital//Biomedical Campus.

City centre 1 mile, M11 (junction 12) 1.5 miles, Cambridge mainline station 1.5 miles, (distances are approximate).





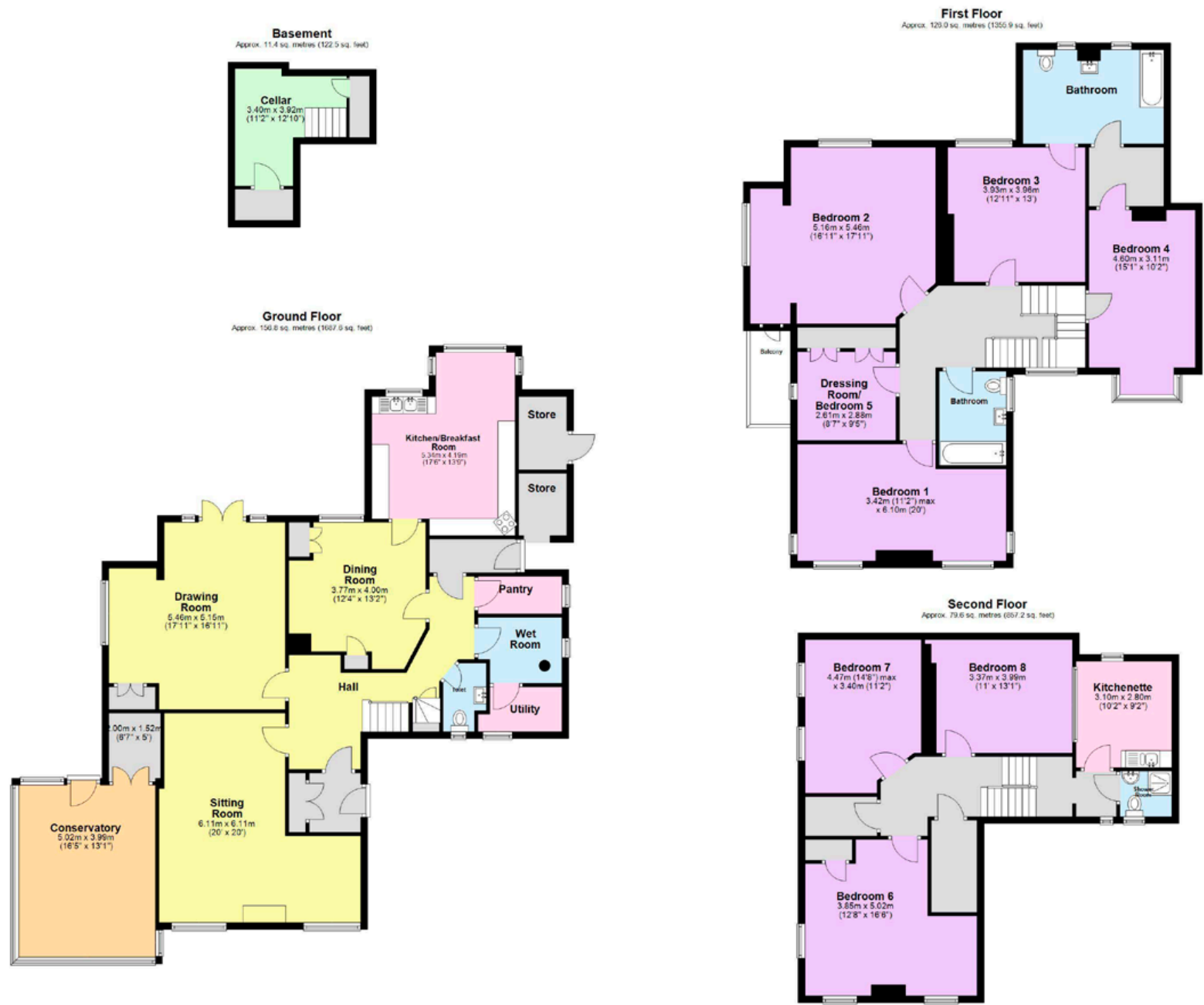
# OUTSIDE

Set discreetly back from the road behind mature trees and hedging, the property enjoys a large, paved driveway with ample parking for several cars, alongside gated access to a detached single garage (with permission granted for replacement with a larger structure).

The gardens are a true highlight: to the rear, wonderfully private, south-facing lawns unfold, enhanced by sweeping mature beds, specimen trees and attractive vistas. A west-facing aspect to one side captures the evening sun, while a paved terrace offers the perfect spot for entertaining. The grounds provide a rare sense of seclusion, unusual in such a central city location.

# PROPERTY HIGHLIGHTS

- Beautiful period features including decorative cornicing, cast iron radiators and wooden flooring
- Planning permission to extend the property to 4,327 sq ft (402 sq m), including a larger kitchen and family room, additional garden room and a second-floor balcony
- Generous sitting room with large front aspect windows
- Four further reception rooms, including a dual-aspect drawing room (currently used as a dining room)
- Kitchen/Breakfast Room with fitted cabinetry, dresser and integrated appliances, plus pantry and utility room
- Ground floor wet room and separate cloakroom
- Useful cellar for storage
- Principal bedroom with adjacent bedroom/dressing room
- Six additional generous bedrooms served by three bath/shower rooms
- First-floor library with access to west-facing balcony
- Second-floor kitchenette – ideal as a guest or au pair space
- Driveway with plentiful off-street parking
- South and west-facing mature gardens approaching half an acre



Approximate Gross Internal Area = 373.8 sq m / 4023.2 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted  
to tell you more.

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