



23 Earl Street, Cambridge, CB1 1JR  
Guide Price £1,100,000 Freehold



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**A FINE 1850'S FOUR-STOREY TOWNHOUSE PROVIDING IMPRESSIVE MODERN ACCOMMODATION APPROACHING 1600 SQFT, AND A BEAUTIFULLY DESIGNED SOUTH-FACING GARDEN. LOCATED ON EARL STREET, MOMENTS FROM THE HISTORIC CENTRE.**

- 1598 sqft / 148 sqm
- Impressive open-plan kitchen/dining/family room
- Residents permit parking scheme
- Premium windows by Idealcombi UK
- 4 bedrooms, 3 receptions, 2.5 bathrooms, dressing room/study
- Extended 1850's period townhouse
- Beautifully designed gardens with south-facing aspect
- Plot size - approx 0.03 acres
- No onward chain
- Underfloor heating over four floors and heat recovery system

23 Earl Street is an attractive central city townhouse showcasing impressive accommodation over four floors with an individual interior design, which provides the perfect crossover of contemporary, functional living with all the charm and character of a fine period home.

The property has been creatively extended to the rear and finished in striking cedar cladding with premium windows installed by Idealcombi. The rear elevation has a contemporary style finish and cleverly ties in with neighbouring properties and the well-designed garden.

The property is well placed for the city centre, large open green spaces and is within catchment for St Matthew's Primary School and Parkside Community College.

The accommodation comprises a large, open plan lower ground floor reception space with a bespoke and well-equipped kitchen with marble working surfaces and quality integrated appliances, dining area and seating space. Feature panelling and underfloor heating enhance this room, and further benefits include a cloakroom/WC and a walk-in pantry. There is access to steps, which lead to street level.

The upper ground floor level provides an entrance hall, a charming and elegant front sitting room with a period fireplace, sash window to front aspect, handmade recess cabinetry and book shelving, and decorative cornicing. The adjoining reception room has a modern finish with floor to ceiling windows and a window seat overlooking the rear garden aspect. A rear lobby and utility room with access to the garden complete this level.

The first-floor landing leads to two spacious double bedrooms, a single bedroom and a refitted wet room.

The second-floor accommodation is ideally set up as a principal bedroom level with a double bedroom, separate dressing room and a bathroom with an adjacent plant room and storage space under the eaves.

The rear garden has been beautifully designed and achieves a balance of aesthetics and functionality for easy maintenance. Raised flower beds add colour and scent, and a private seating area provides a perfect viewing spot of the garden and surrounding properties.

**Location**

Earl Street, which forms part of the Kite conservation area, is conveniently located in a quiet residential area lying close to Parker's Piece, Christ's Pieces and equidistant from both the Grand Arcade and Grafton Centre.

There are a good range of eateries, pubs and local shopping facilities in the immediate area, as well as plenty of open spaces nearby. Cambridge's historic city centre is a short stroll away and provides a combination of ancient and modern buildings, colleges, winding lanes and extensive shopping facilities.

Schooling is available at St Matthew's Primary with secondary provision at Parkside Community College, Ofsted rated as 'good' and 'outstanding' respectively.

**Tenure**

Freehold

**Services**

Main services connected include: water, electricity, gas and mains drainage.

**Statutory Authorities**

Cambridge City Council.  
Council Tax Band - F

**Fixtures and Fittings**

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

**Viewing**

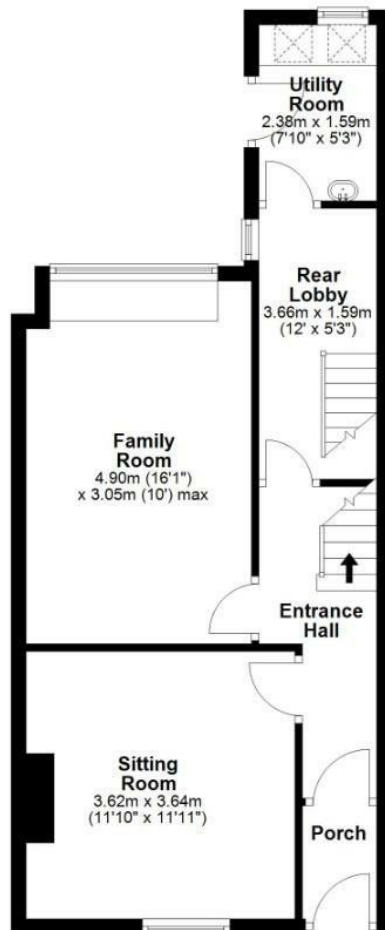
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





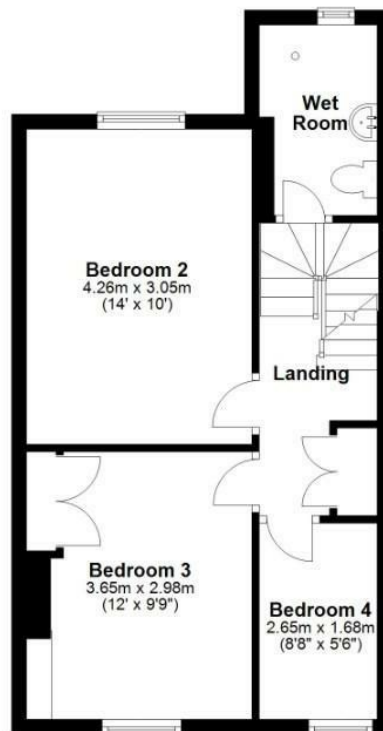
### Upper Ground Floor

Approx. 46.2 sq. metres (497.0 sq. feet)



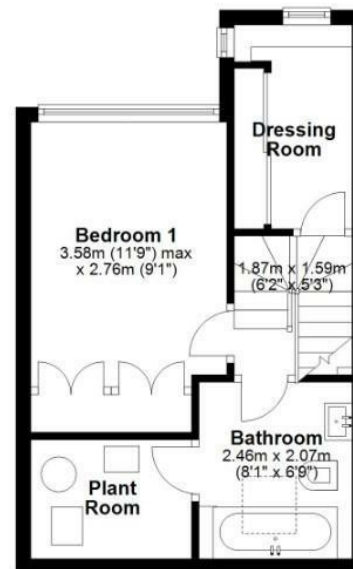
### First Floor

Approx. 40.2 sq. metres (432.9 sq. feet)



### Second Floor

Approx. 28.4 sq. metres (306.1 sq. feet)



### Lower Ground Floor

Approx. 33.7 sq. metres (362.7 sq. feet)



Total area: approx. 148.5 sq. metres (1598.6 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | 66                      | 75        |
|                                             | EU Directive 2002/91/EC |           |



