



9 Wilberforce Road, Cambridge, CB3 0EQ
£3,000,000 Freehold



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A GRADE II LISTED, 1930'S 5 BEDROOM FAMILY HOUSE WITH DELIGHTFUL GARDENS, BY PLAYING FIELDS AND NATURE RESERVE. QUIET WEST CAMBRIDGE LOCATION, A MILE FROM CITY CENTRE.

- Rare detached modernist house extending to 2925 sqft / 272 sqm
- Extensive roof terrace with stunning panoramic views
- Private driveway parking
- Magical gardens extending to 0.85 acres adjacent to Adams Road Bird Sanctuary
- 5 bedrooms, 4 reception rooms, 3.5 bathrooms
- Gas-fired central heating to original radiators

Description

9 Wilberforce Road is an individual and rare family residence set in magical gardens.

The house is listed Grade 2 and was designed by Dora Cousens in the mid 1930's. The spacious rooms have clean lines and good natural light with large corner Crittall windows. They connect effortlessly to the inspiring outdoor spaces.

The gardens are extensive and well-established, bisected by the Coton ditch, with many mature trees. They adjoin a hidden nature reserve, making this a tranquil haven in the heart of the city.

Accommodation

The house provides almost 3,000 sqft over two main floors, ideal for practical modern living.

Ground floor – entrance hall with original staircase, WC, studio, well-equipped kitchen/breakfast room, walk-in pantry, dining room, living room, snug and garden room.

First floor – principal bedroom with ensuite bathroom and balcony, Four further bedrooms, family bathroom, shower room and utilities room.

Second floor – lobby, store, large partly canopied roof terrace giving excellent views.

Agent's Note

Grade II Listed property

Property was enfranchised from St John's College, so subject to Clause 29 of Landlord & Tenant Act 1967.

Location

Wilberforce Road runs parallel to Grange Road, about one mile west of Cambridge city centre. It is known as a prestigious, tucked-away location with individual houses on generous plots.

It lies between central Cambridge and the university's West Cambridge site, home to many science faculties. Burrell's Walk footpath/cycleway provides direct access to the Backs and city centre from Grange Road. The Coton footpath/cycleway links Wilberforce Road to the West Cambridge site, Coton Nature Reserve with Coton Village beyond.

St John's and King's College schools are both within walking distance. Nearby sports facilities where memberships are available include the University Sports Centre, University Real Tennis Club and Cambridge Tennis Club.

Bus routes U1 and U2 stop in Grange Road, providing links to the city centre, station and Addenbrooke's Hospital. Trains from Cambridge to King's Cross and Liverpool Street take about 52 and 67 minutes respectively. M11 junction13 is within two miles, giving links to Stansted Airport and London.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.

Council Tax Band - G

Fixtures and Fittings

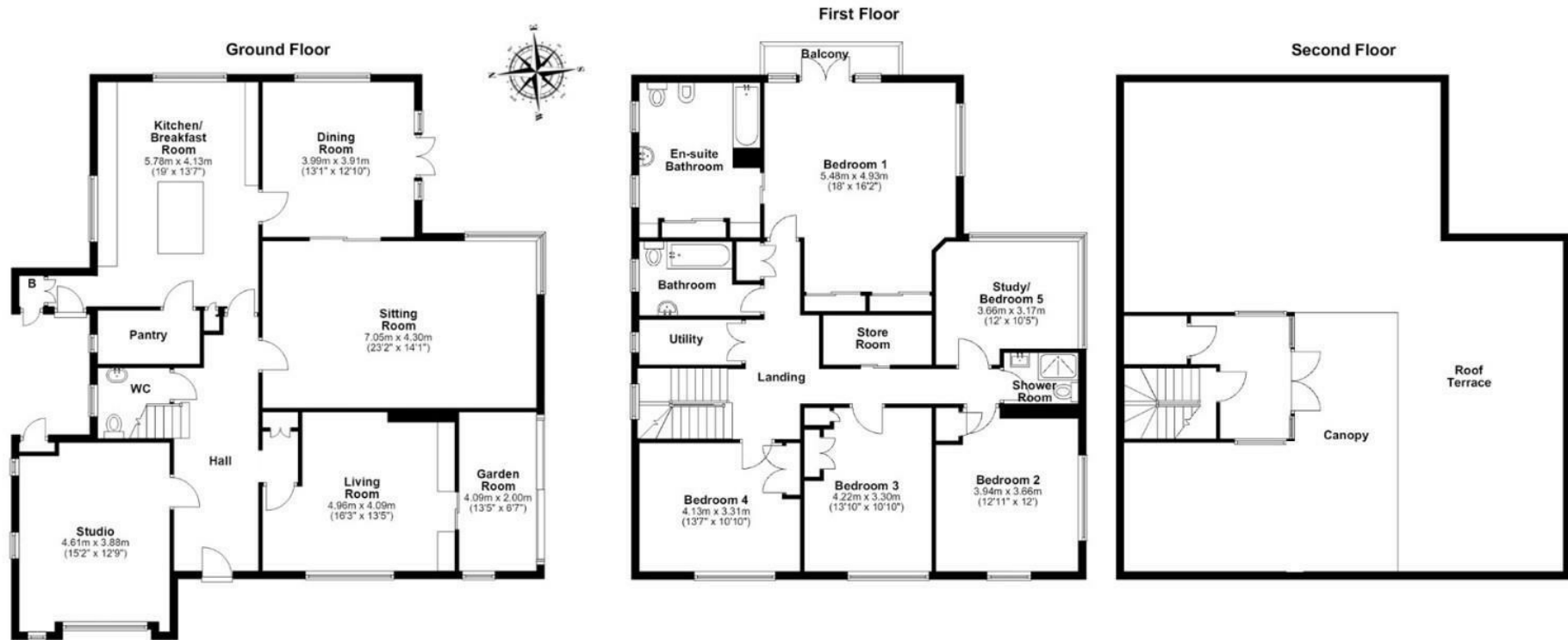
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Approx. gross internal floor area 272 sqm (2925 sqft) excluding Roof Terrace







