



## BELVOIR TERRACE

Cambridge, CB2



## A STUNNING GRADE II LISTED GEORGIAN TOWNHOUSE

This magnificent home, set in a prime city location, has been transformed and modernised across five floors, providing 4,668 sq ft of accommodation while retaining its Georgian integrity and elegance throughout.



Local Authority: Cambridge City Council

Council Tax band: G

Tenure: Freehold

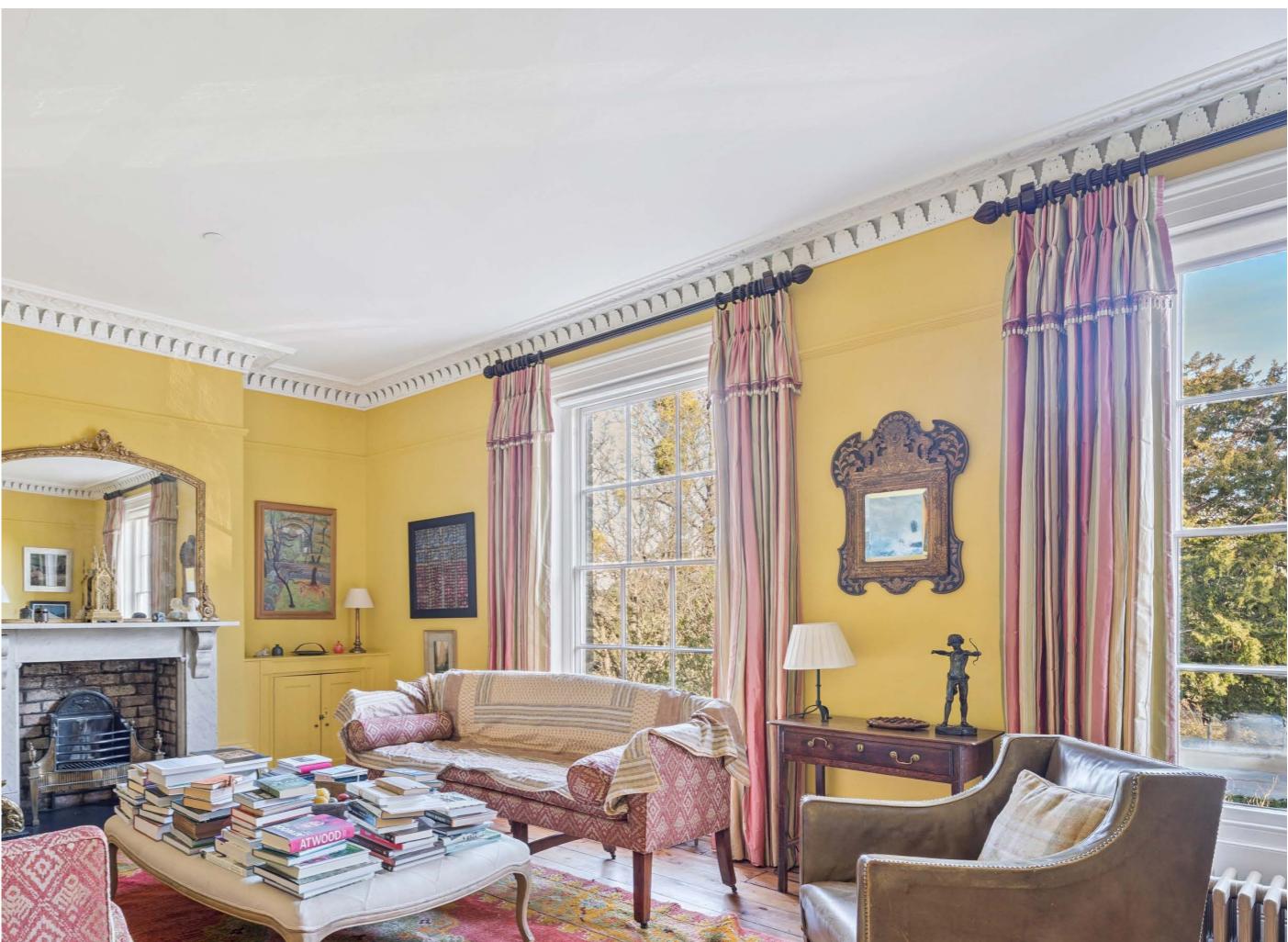


## 5 BELVOIR TERRACE

Wrought-iron handrails lead to the main entrance, where the impressive hallway immediately reveals classic Georgian proportions, with high ceilings, stripped wooden floors, ornamental radiators and elegant staircases rising to the upper floors and descending to the lower levels.

The ground floor offers two principal reception rooms. A striking dining room features a slate fireplace and two Georgian sash windows overlooking the front. Double doors lead through to a music room with a feature fireplace, and french doors opening onto a steel-decked terrace with steps descending to the rear entertaining area and garden. Rear lobby with underfloor heating, built-in storage, cloakroom and utility area, with direct access to the garden are also on the ground floor.

A curved staircase leads to the lower ground floor, where the Plain English kitchen/breakfast room is located. Fitted with traditional solid-wood cabinetry, Belgian fossil stone and timber worktops, it boasts a substantial central island. Appliances include a five-ring gas hob with extractor hood and a Gaggenau double oven and grill. The breakfast area features ceramic flooring with underfloor heating and concertina doors opening onto a paved lower terrace, ideal for entertaining. Also on this level is a wine cellar/storage area with a brick barrel ceiling.



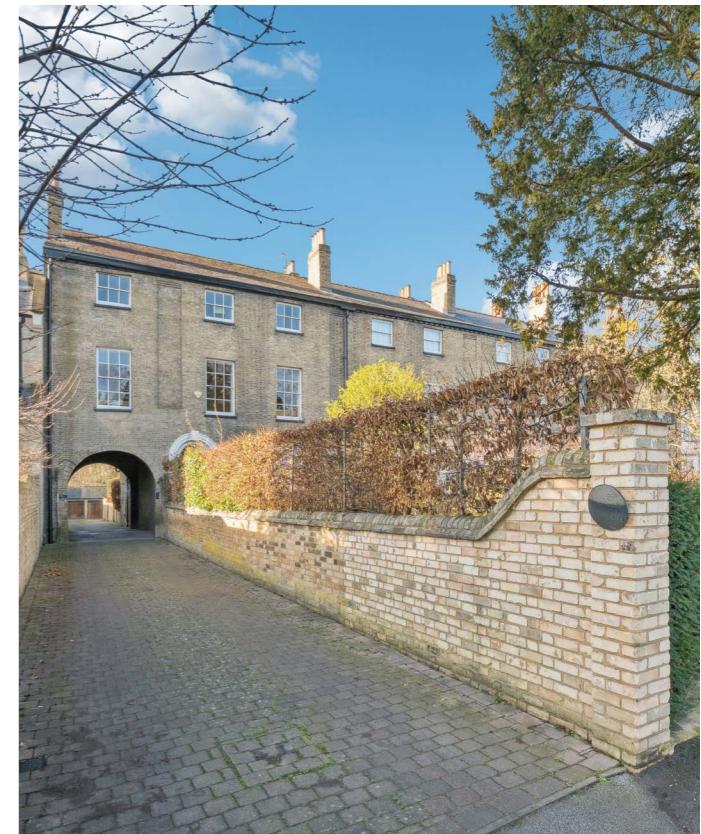


## UPSTAIRS

The elegant staircase rises to three further floors, offering flexible accommodation for growing families. On the way up, there is a charming rear-facing guest bedroom with an en-suite shower room. The principal landing provides access to four reception rooms, including a grand drawing room with fireplace, ornate coving and two windows enjoying views towards the Botanic Gardens. There is also a family room and two smaller rooms currently used as studies, along with a cloakroom.

The second floor offers four further generously proportioned bedrooms, served by a family bathroom with a separate shower. The principal suite occupies the third floor and is instantly recognisable from the rear by its two arched dormer windows, which flood the room with south-westerly light. The bedroom benefits from eaves storage and a characterful en-suite bathroom with freestanding roll-top bath, twin basins and a separate shower, creating a bright, peaceful space with a wonderful outlook.





## OUTSIDE

The front and rear gardens, designed by Bunny Guinness, offer beautifully landscaped yet low-maintenance spaces with flower borders and stone pathways. The fully enclosed, part-walled rear garden features a pedestrian gate and stone steps leading from the paved breakfast and entertaining areas into the garden, which includes an ornamental pond and a discreet seating area. Vehicle access is available via the archway from Trumpington Road, leading to a single garage with an electric up-and-over door and an additional parking space.

### Situation

Belvoir Terrace is iconic to the city and arguably one of its most recognisable residential addresses. The property enjoys views from the front elevation towards the University Botanic Gardens, while to the rear are south-westerly views over Vicar's Brook and onwards to Grantham Meadows. Ideally positioned within walking distance of a number of excellent schools, including St Faith's School, The Leys, St Mary's, Heritage, Stephen Perse, Perse Prep and Hills Road Sixth Form College, this home is perfectly suited to families wishing to eliminate the school run. Cambridge mainline station is also within walking distance and offers frequent services to London Liverpool Street and King's Cross.

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Approximate Gross Internal Area  
 Lower Ground Floor = 75.9 sq m / 817 sq ft  
 Ground Floor = 81.9 sq m / 881 sq ft  
 First Floor = 123.5 sq m / 1,329 sq ft  
 Second Floor = 95.8 sq m / 1,031 sq ft  
 Third Floor = 56.7 sq m / 610 sq ft  
 Total = 433.8 sq m / 4,668 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.

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