



One Tree Road, Trumpington, CB2 9BT



# One Tree Road

Trumpington,  
CB2 9BT

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Guide Price £1,150,000

- Detached Family Residence
- Five Bedrooms
- Accommodation Across Three Floors
- Open Plan Living/Dining Room
- Expansive Principal Bedroom Suite
- Off Road Parking & Garaging
- Sizeable Rear Garden
- Finished To A High Specification

An impressive and substantial three-storey detached residence, offering generously proportioned accommodation throughout, complemented by a beautifully enclosed and landscaped rear garden and a large adjoining garage. Ideally positioned on the highly regarded Grantchester side of Trumpington, the property enjoys convenient access to Grantchester Meadows, the Country Park, and Byron's Pool. A wide range of local amenities, well-regarded schooling, and excellent transport links are all within easy reach, along with the Addenbrooke's Hospital and the forthcoming Cambridge South railway station.





## LOCATION

One Tree Road occupies a particularly appealing position on the Grantchester side of Trumpington, forming part of a well-regarded residential setting that combines a peaceful environment with immediate access to some of Cambridge's most attractive green spaces. The property is within easy reach of Grantchester Meadows and the nearby Byron's Pool, offering scenic walks and a semi-rural feel while remaining highly accessible to the city. Trumpington itself provides a strong range of day-to-day amenities including local shops, supermarkets, and well-regarded schooling for all age groups such as St Faith's, the Perse and Stephen Perse. The location is also ideally placed for access to the Addenbrooke's Hospital and the wider Biomedical Campus, with the forthcoming Cambridge South railway station set to further enhance connectivity for commuters. Cambridge city centre is approximately 3 miles away and can be readily accessed via car, established cycle routes, or regular bus services, including the guided busway. In addition, the M11 is within easy reach, providing convenient links towards London and the wider motorway network, while nearby villages such as Grantchester and Great Shelford further enhance the lifestyle offering of this well-positioned address.

**STORM PORCH**

with inset downlighter, meter cupboard, panelled entrance door with side glazed panel leading through into:

**ENTRANCE HALLWAY**

with stairs rising to first floor accommodation, wood effect flooring, radiator, panelled glazed doors leading through into respective rooms.

**CLOAKROOM**

comprising of a two piece suite with low level w.c., with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, wood effect flooring, radiator, understairs storage cupboards fitted with railings and shelving, inset LED downlighters, extractor fan.

**SITTING ROOM**

with radiator, wood effect flooring, set of double glazed French doors leading out onto patio, set of panelled glazed double doors providing access into:

**FAMILY ROOM**

with wood effect flooring, radiator, full height set of double glazed windows to front aspect.

**OPEN PLAN KITCHEN/DINING ROOM**

Kitchen with a wealth of both wall and base mounted storage cupboards and drawers with granite work surface with inset stainless steel one and a quarter bowl sink with hot and cold mixer tap, drainer to side, inset AEG 5 ring gas hob with granite splashback and concealed extractor fan above, integrated AEG double oven, microwave/grill combi and coffee machine, integrated and concealed fridge/freezer, dishwasher, inset LED downlighters, tiled flooring, double glazed window to front aspect, double panelled radiator, opening through into Dining Room a continuation of the kitchen work surface forming a breakfast bar, further tiled flooring, double panelled radiator, a set of double glazed bi-folding doors leading out onto patio providing views over the garden, door into:

**UTILITY ROOM**

with collection of both wall and base mounted storage cupboards with granite work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, space and plumbing for washer/dryer, tiled flooring, radiator, inset LED downlighters, extractor fan, panelled glazed door leading out onto garden.

**ON THE FIRST FLOOR****LANDING**

stairs rising to second floor accommodation with understairs storage cupboard, airing cupboard housing pressurised hot water cylinder with fitted timber shelving, panelled doors leading into respective rooms.

**PRINCIPAL BEDROOM SUITE**

with a wealth of built-in wardrobes fitted with railings and shelving, double panelled radiators, loft access, double glazed window to front aspect, Velux skylight to rear aspect and door through into:

**ENSUITE BATHROOM**

An expansive and well equipped principal bathroom suite comprising a five piece suite with panelled bath with hot and cold mixer bath tap with shower head attachment, shower cubicle with dual mounted shower head accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, dual wash hand basins with hot and cold mixer taps, tiled surround, tiled upstand, shaver point, heated towel rail, tiled flooring, inset LED downlighters, extractor fan, Velux skylight out onto rear aspect.

**BEDROOM 2**

with built-in wardrobes accessed via mirror sliding doors fitted with railings and shelving, radiator, double glazed French doors opening inwards to Juliet balcony and timber door providing access into:

**ENSUITE SHOWER ROOM**

comprising of a three piece suite with shower cubicle with dual wall mounted shower head accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled upstand, shaver point, tiled flooring, heated towel rail, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto front aspect.

**FAMILY BATHROOM**

comprising of a three piece suite with panelled bath, hot and cold mixer bath tap with shower head attachment, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled upstand, shaver point, heated towel rail, wood effect flooring, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto rear aspect.

**BEDROOM 3**

with full height set of built-in wardrobes fitted with railings and shelving, radiator, double glazed window overlooking garden.

**STUDY**

with radiator, double glazed window to front aspect.

**ON THE SECOND FLOOR****LANDING**

with loft access, radiator, doors leading into respective rooms.

**BEDROOM 4**

with radiators, double glazed window to front aspect.

**SHOWER ROOM**

comprising of a three piece suite, shower cubicle with dual mounted shower head and accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled upstand, shaver point, tile effect flooring, heated towel rail, inset LED downlighters, extractor fan.

**BEDROOM 5**

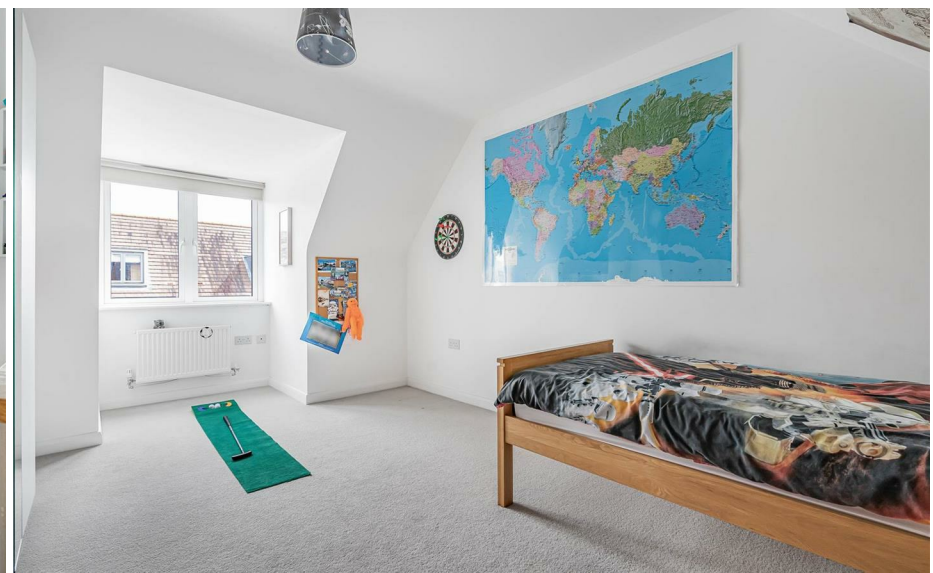
with radiator, double glazed window to front aspect.

**OUTSIDE**

To the rear of the property is a well proportioned garden principally laid to lawn with an extensive paved patio area led directly off the rear part of the property and hugging the back of the house and extends round to provide access to bin store. The rear garage access door and round to the side timber access gate leading back round to the front. Wall mounted lighting.

**GARAGE**

fitted with power and lighting and can be accessed via the rear door and the up and over doors to the front.



| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   | <b>86</b>                  | <b>86</b> |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

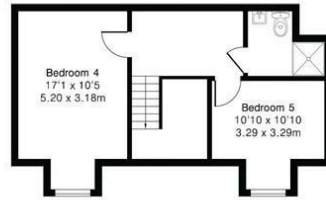


Guide Price £1,150,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - Cambridge City Council

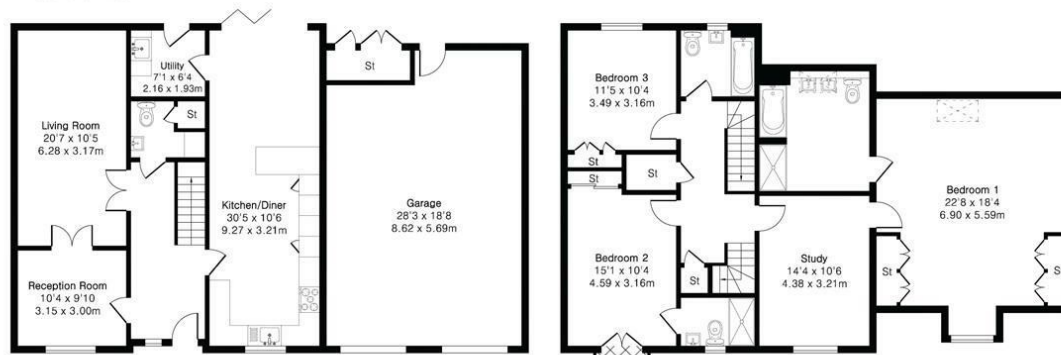


**Approximate Gross Internal Area 2515 sq ft - 233 sq m  
(Excluding Garage)**

Ground Floor Area 866 sq ft – 80 sq m  
 First Floor Area 1218 sq ft – 113 sq m  
 Second Floor Area 431 sq ft – 40 sq m  
 Garage Area 528 sq ft – 49 sq m



Second Floor



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

