

GIRTON, CAMBRIDGE

Thornton Close

A four bedroom family home with a large south facing garden

EH

EXQUISITE HOME



THE HOUSE

A well kept family home with a large kitchen and family room

This is a family home on a close in Girton, on the north western edge of Cambridge. It was built in the 1960s and has a large kitchen extension, added in 2016. There are four bedrooms, a sitting room with an open fire, and a kitchen, dining and family room of 26'0" by 18'10" (7.93 by 5.75 metres) that opens onto the garden through bifold doors.

The main house measures 1,649 sq ft (153 sq m). With the garage and potting shed the total is 1,874 sq ft (174 sq m). The gravel drive has room for two or three cars, in front of a single garage.

The city centre is about ten minutes by bike. Eddington, with its shops, bars and cafes, is closer. The catchment primary school is Girton Glebe. Children on the street have attended both Girton Glebe and the University of Cambridge Primary School at Eddington.

Bedrooms	**Four**
Bath and shower rooms	**Two**
Main house	**1,649 sq ft / 153 sq m**
Garage	**Single, 17'3" x 8'5" / 5.27 × 2.57 m**
Energy rating	**C (69)**
Heating	**Gas, with underfloor heating in the kitchen and bathroom**



KITCHEN, DINING AND FAMILY ROOM





KITCHEN, DINING AND FAMILY ROOM

The room the house is built around

The room runs the full width of the back of the house. It has a vaulted ceiling with rooflights, timber flooring, rooflights with remote control blinds, and triple glazed bifold doors that open the whole of one side to the patio and lawn. The garden faces south, so the room gets the sun for much of the day.

Kitchen, dining and family room	26'0" x 18'10" / 7.93 × 5.75 m
Utility room	15'2" x 4'10" / 4.62 × 1.48 m

The kitchen has marble worktops and an island with a sink, a dishwasher and a wine fridge, with seating for breakfast. There is a Bosch double oven, a Neff five burner gas hob and a larder cupboard. The utility room, with a sink and rooflight, is off the kitchen.



SITTING ROOM





SITTING ROOM AND HALL

Parquet floors and a fireplace

The sitting room, at the front of the house, has an open fire with fitted cupboards and shelving to either side. Parquet flooring runs from the sitting room through the entrance hall. There is a ground floor shower room off the hall. The single garage has a door through to the house.

Sitting room	15'11" x 12'2" / 4.85 × 3.71 m
Entrance hall	16'1" x 6'4" / 4.91 × 1.93 m
Shower room	6'5" x 4'9" / 1.96 × 1.46 m
Garage	17'3" x 8'5" / 5.27 × 2.57 m



MAIN BEDROOM



BATHROOM



UPSTAIRS

Four bedrooms

Bedroom 1	15'11" x 11'3" 4.86 × 3.42 m
Bedroom 2	11'8" x 11'3" 3.56 × 3.42 m
Bedroom 3	12'10" x 10'4" 3.92 × 3.14 m
Bedroom 4	10'4" x 8'6" 3.14 × 2.58 m
Bathroom	9'3" x 7'0" 2.81 × 2.14 m

Bedroom 1 and 2 sizes are the maximum.

REAR OF THE HOUSE





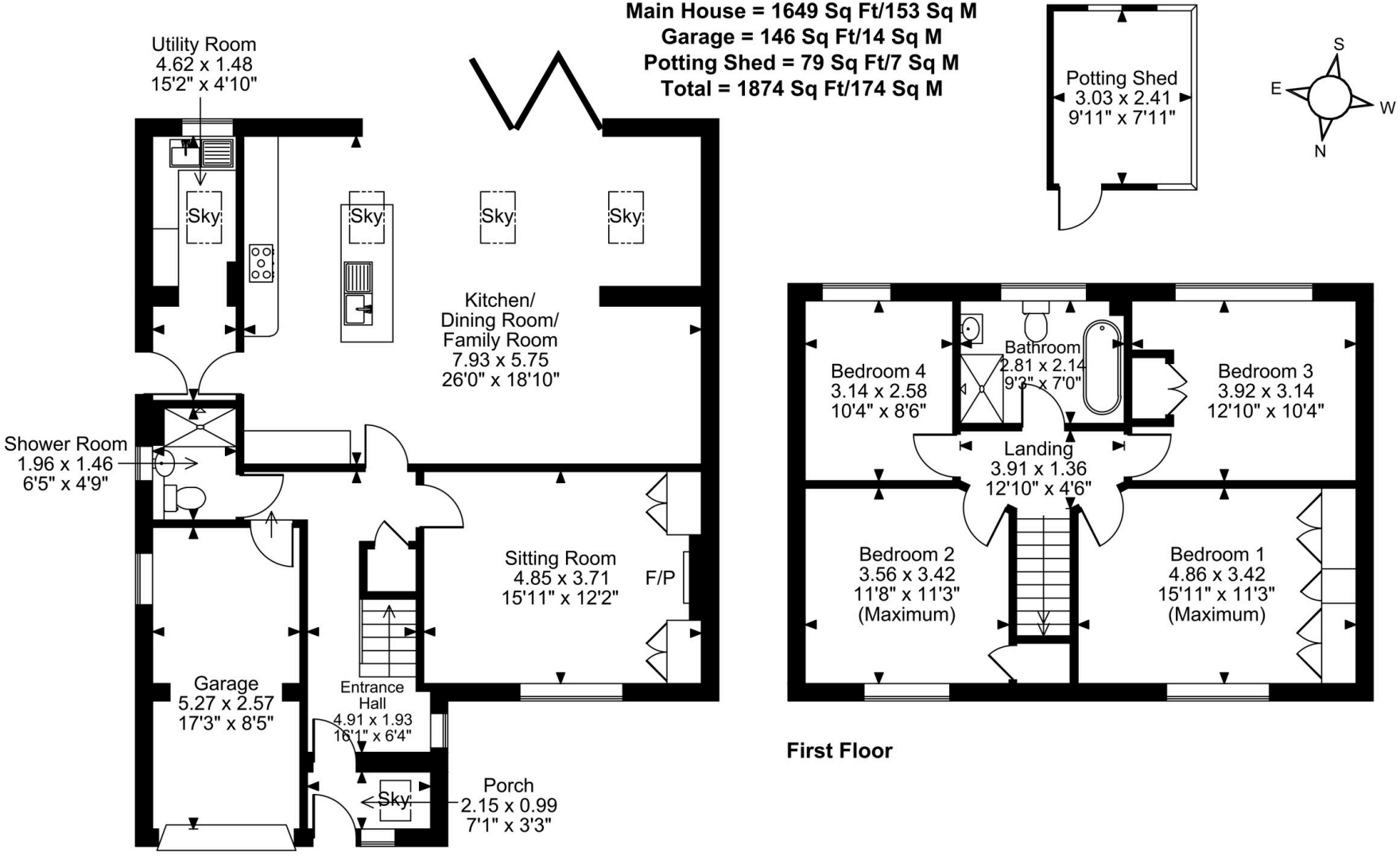
THE GARDEN

South facing, with a flagstone patio and a lawn

A flagstone patio runs along the back of the house, with the lawn beyond it. There is a mature apple tree, a cherry plum, mixed borders, a vegetable patch, a weeping willow and two small wildlife ponds. A new potting shed, 9'11" by 7'11" (3.03 by 2.41 metres), stands in the garden. Playing fields lie beyond the rear boundary, and there is gated side access on the left.

Thornton Close, Girton, Cambridge

Approximate Gross Internal Area
Main House = 1649 Sq Ft/153 Sq M
Garage = 146 Sq Ft/14 Sq M
Potting Shed = 79 Sq Ft/7 Sq M
Total = 1874 Sq Ft/174 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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A SALE READY PROPERTY

Get ready for speedier, smoother and more successful sales

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

- Evidence of title
- Standard searches (regulated local authority, water and drainage and environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion. A buyer agreement will need to be signed at offer acceptance stage, before the memorandum of sale is issued.

ENERGY PERFORMANCE



Current score 69, potential 77.
Certificate dated 29 October 2026, valid to 28 October 2036.

Floor area 155 sq m. Walls: filled cavity. Roof: 300 mm loft insulation. Windows: fully double glazed.

VIEWING

By appointment through Exquisite Home.

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exquisitehome.co.uk

What is your home worth?
Scan for a valuation.

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Important notice: these particulars are a guide and do not form part of any offer or contract. Measurements are approximate and taken from the floorplan. Services, fixtures and fittings have not been tested.