



Vinery Road, Cambridge, CB1 3DN

CHEFFINS

Vinery Road

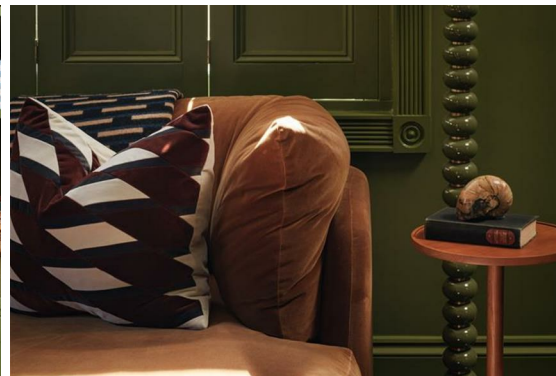
Cambridge,
CB1 3DN

An imposing and beautifully restored Victorian residence occupying a prominent corner position within this highly regarded city location, offering exceptionally stylish and thoughtfully designed accommodation arranged over three floors. The property has undergone an extensive programme of sympathetic improvement, blending striking contemporary finishes with an abundance of retained period character, creating a truly individual home of considerable quality and distinction. Particular features include bespoke hand built kitchen cabinetry with marble work surfaces, beautifully appointed Drummonds bathroom suites, elegant reception spaces with extensive fitted joinery, and carefully curated interior detailing throughout. The property further benefits from excellent natural light, versatile accommodation and a refined aesthetic rarely found within the Cambridge market.

4 2 2

Guide Price £850,000





LOCATION

Vinery Road is a highly regarded and attractive residential street situated within the ever popular Petersfield district, conveniently positioned to the south east of Cambridge city centre. The area is particularly well placed for access to a broad range of independent cafés, restaurants and local amenities along Mill Road, whilst also being within easy reach of Cambridge railway station providing mainline services into London King's Cross and Liverpool Street. The property is also exceptionally convenient for Addenbrooke's Hospital and the Biomedical Campus, together with a number of highly regarded schooling facilities for all age groups. The surrounding area offers an appealing blend of established residential character and vibrant city living, with nearby green spaces including Parker's Piece and Coleridge Recreation Ground, together with excellent cycle and pedestrian connectivity throughout the city.

CURATED INTERIOR SPECIFICATION

The property has undergone an exceptional and comprehensive programme of refurbishment and interior enhancement, carefully curated to combine timeless period elegance with refined contemporary craftsmanship. Undertaken at considerable expense, the property has effectively been rebuilt internally, with only the original façade retained in accordance with the requirements of the Conservation Area, resulting in what is now an exceptionally well executed home of considerable quality and individuality. The current owners advise expenditure in the region of £350,000 in transforming the property.

At the heart of the property is a beautifully handcrafted Blackstones kitchen finished with marble work surfaces, complemented by bespoke brass Matki shower fittings and luxurious Drummonds bathroom suites sourced from Kings Road, London. Fired Earth tiling has been thoughtfully incorporated throughout the kitchen and bathing spaces, further enhancing the overall quality and aesthetic cohesion of the interiors.

The decorative scheme has been meticulously composed using Farrow & Ball paints and colour palettes throughout, whilst new hand finished Manor Oak flooring supplied by Lawsons Yard, Yorkshire, runs through much of the accommodation, adding warmth and character. The property further benefits from newly installed plaster cornicing, bespoke fitted carpentry including handcrafted bookcases, wardrobes and wood panelling, together with statement lighting incorporating chandeliers and alabaster fittings sourced from White Lines London. A striking Jamb London marble fireplace provides an elegant focal point within the principal reception space.

Externally, the property has also benefitted from substantial improvement works including the recent comprehensive refinishing of the roof structure, incorporating replacement joists and new tiling, further reflecting the thorough and uncompromising nature of the renovation undertaken throughout.

The accommodation is as follows:

ENTRANCE HALL

Panelled entrance door with light above leading through into the entrance hall with treated glossy timber floorboards, inset footwell, painted wood panelling, detailed architraving and moulded cornicing, stairs rising to first floor accommodation with a wealth of understairs storage cupboards fitted with shelving and hanging rails, and panelled doors leading into respective rooms.

KITCHEN/DINING ROOM

A beautifully curated and individually designed kitchen/dining space combining bespoke craftsmanship with a refined contemporary finish, centred around a striking hand built maple kitchen with marble work surfaces and a comprehensive range of soft closing cabinetry and drawers. The kitchen is complemented by inset porcelain Butler sink with brass hot and cold mixer tap, space for a gas Range cooker with tiled splashback and extractor hood above, integrated storage solutions and bespoke housing for an American style fridge freezer, all framed by elegant floor to ceiling tiled splashbacks and open display shelving with feature LED lighting.

The room provides ample space for formal dining and entertaining, enhanced by

oversized pendant lighting, traditional style cast iron radiators and continuation of the treated timber flooring, whilst large sash windows provide an excellent degree of natural light and attractive outlooks, creating a warm and highly sociable environment ideally suited to modern family living.

SITTING ROOM

An elegant and beautifully composed reception room enjoying a wealth of period character and bespoke cabinetry, centred around a striking cast iron fireplace with marble surround and hearth. Detailed moulded cornicing complements the rich colour palette and continuation of the treated timber flooring from the entrance hall, whilst extensive fitted cabinetry and book casing provide both practical storage and an attractive focal point. Traditional style cast iron radiators, wall mounted lighting and fitted shutters enhance the refined aesthetic, with double glazed windows to both front and side aspects allowing for excellent natural light throughout the day, creating a warm yet sophisticated entertaining space.

FIRST FLOOR LANDING

With continuation of the exposed timber flooring, part vaulted ceiling with skylight, traditional style cast iron radiator, further wood panelling, stairs rising to second floor accommodation and panelled doors leading into respective rooms.

PRINCIPAL BEDROOM

With moulded cornicing, built in wardrobes fitted with hanging rails and shelving, continuation of the flooring from the landing, traditional style cast iron radiator, double glazed sash windows to two aspects and panelled door leading through into the en suite shower room.

EN SUITE SHOWER ROOM

Comprising a three piece suite with custom built brass framed shower cubicle with rainfall showerhead and additional attachment, tiled surround, recessed storage niche and glazed shower door, low level WC with pull hand flush, wash hand basin with brass hot and cold mixer tap, exposed timber flooring, traditional style cast iron radiator and sash window to front aspect. The en suite benefits from a range of Drummonds fixtures and fittings throughout.

FAMILY BATHROOM

A beautifully appointed and individually designed bathroom suite finished to an exceptional standard, combining striking traditional styling with high quality contemporary fittings throughout, with all sanitaryware and fittings supplied by the renowned Drummonds. The room is centred around a freestanding cast iron roll top bath with brass hot and cold mixer tap and shower attachment, complemented by an oversized walk in shower enclosure with brass framed glazed screen, dual shower fittings and richly detailed tiled surround.

Twin wash hand basins with brass fittings are set beneath feature circular mirrors with wall mounted lighting, whilst an ornate decorative tiled dado and deep green glazed tiling provide a distinctive and luxurious aesthetic throughout the room. Further benefitting from traditional style sanitaryware, bespoke cabinetry, moulded cornicing, timber flooring and sash windows allowing for excellent natural light, creating a highly elegant and atmospheric bathing space reminiscent of a boutique hotel suite.

BEDROOM 3

With moulded cornicing, continuation of the flooring from the landing, traditional style cast iron radiator and double glazed window to front aspect.

BEDROOM 4

With moulded cornicing, continuation of the flooring from the landing, traditional style cast iron radiator and double glazed window to front aspect.

SECOND FLOOR LANDING

With further wood panelling, wall mounted lighting, push click wood panelling opening into useful eaves storage space and panelled door leading through into Bedroom 2.

BEDROOM 2

With an extensive array of wood panelling, some with seamless built in push click doors providing access into eaves storage space, traditional style cast iron radiators, wall mounted lighting and dormer windows to both side aspects.

OUTSIDE

An imposing and particularly handsome Victorian residence occupying a prominent corner position, showcasing an attractive painted brick façade beneath a recently renewed slate roof with decorative bargeboard detailing and dormer accommodation above. The property has undergone an extensive programme of sympathetic improvement and restoration, carefully blending retained period character with a refined contemporary aesthetic throughout.

The striking frontage is enhanced by large sash style windows providing excellent natural light internally, whilst the muted heritage colour palette and traditional architectural detailing create an elegant first impression befitting the quality of accommodation within. Positioned behind low level wrought iron fencing, the property occupies a highly regarded and convenient city position with an immediate sense of presence and individuality.

AGENTS NOTE

Some of the internal images have been kindly provided by Interior Design by Sara Slade Interior Design.





Approximate Gross Internal Area 1707 sq ft - 159 sq m

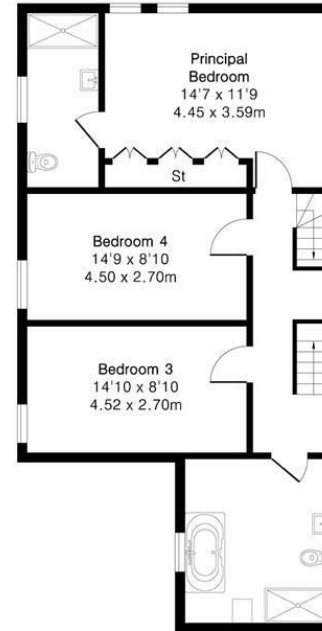
Ground Floor Area 603 sq ft – 56 sq m

First Floor Area 722 sq ft – 67 sq m

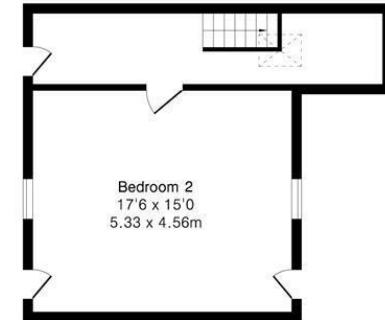
Second Floor Area 382 sq ft – 36 sq m



Ground Floor



First Floor



Second Floor

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		EU Directive 2002/91/EC	

Guide Price £850,000

Tenure – Freehold

Council Tax Band – D

Local Authority – Cambridge City Council



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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