

Stukeley Close, Cambridge, CB3 9LT

CHEFFINS

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Guide Price £1,750,000



A most impressive and substantial detached residence extending to approximately 2,622 sq ft, offering beautifully presented and exceptionally versatile accommodation. The property incorporates three elegant reception rooms, a dedicated study and a superb open-plan kitchen/breakfast room, together with an impressive principal bedroom featuring a striking vaulted ceiling. Occupying a generous plot, the property enjoys private, well-maintained gardens, extensive driveway parking and a detached cart lodge. It is enviably situated within the highly regarded and well-served Newnham district of Cambridge, one of the city's most desirable residential locations.









LOCATION

Stukeley Close enjoys a highly desirable position in the popular Newnham district of Cambridge, offering a peaceful residential setting within easy reach of the city centre. The area is well served by a range of local amenities, including shops, cafés, highly regarded schools and healthcare facilities, while nearby Grantchester Meadows and the River Cam provide excellent opportunities for walking and recreation. Cambridge Railway Station is readily accessible, offering regular services to London King's Cross and Liverpool Street, and the M11 is conveniently reached for commuters travelling towards London and Stansted Airport. The city's world-renowned university departments, hospitals and business parks are also within easy reach.

TIMBER ENTRANCE DOOR
with double glazed bevelled panes leading into:

RECEPTION HALLWAY
part vaulted ceiling, slate tiled floor and timber flooring, staircase rising to the first floor with painted handrail, newel post and spindles and timber treads and risers, coved ceiling with inset downlighters, part vaulted ceiling, double glazed window and radiator.

CLOAKROOM
fitted with white suite comprising low level dual flush w.c., wash hand basin with mixer tap with storage cupboards below, half tiled walls, wooden flooring, ceiling with inset downlighters, heated towel rail/radiator, window.

FAMILY ROOM
coved ceiling with a range of inset downlighters, cast iron wood burning stove on brick hearth, wooden flooring, radiators, storage cupboard, double glazed windows to two aspects.

KITCHEN/BREAKFAST ROOM
Kitchen is fitted with a generous range of storage cupboards and drawers with granite working surfaces with matching upstands and one and a half bowl undermount sink unit with mixer tap, three oven electric Aga with adjoining two oven electric Aga, larder cupboard, fitted and concealed Miele dishwasher, fitted and concealed Bosch fridge/freezer, wooden topped breakfast bar, slate tiled floor, coved ceiling with inset downlighters. Breakfast area with vaulted ceiling with double glazed Velux rooflight, slate tiled floor, double glazed windows and twin double glazed doors leading out to garden.

UTILITY ROOM
Neff American style fridge/freezer, wooden working surfaces, single drainer stainless steel sink unit, plumbing and Miele washing machine, Miele dishwasher, range of storage cupboards, timber entrance door with double glazed bevelled panes, corner cupboard housing Worcester gas fired boiler providing domestic hot water and central heating system, coat hooks, tiled floor, vaulted ceiling with double glazed Velux rooflight.

DINING ROOM
Approached via twin glazed doors from kitchen/breakfast room, feature part vaulted ceiling with inset double glazed Velux rooflights, double glazed windows and doors overlooking the garden and open through to:

LIVING ROOM
feature fireplace with log burner, stone surround and a granite hearth, coved ceiling, wall lights, wooden flooring, radiator, and double glazed windows.

HOME OFFICE/STUDY
coved ceiling with inset downlighters, radiator, wooden flooring and opening to the rear with shutters.

ON THE FIRST FLOOR

LANDING
radiator, double glazed window with shutters.

BEDROOM 1
feature vaulted ceiling with double glazed windows and Velux rooflights all with shutters to three aspects, radiator, range of fitted wardrobe cupboards.

ENSUITE SHOWER ROOM
with feature high vaulted ceiling, extensive marble tiling with a large walk-in shower with drencher shower head and hand held rose and glazed screen, wash hand basin with mixer tap, storage cupboards and drawers and a low level dual flush w.c., heated towel rail/radiator, ceiling with downlighters, extractor fan, double glazed Velux rooflight with shutter.

BEDROOM 2
range of wardrobe cupboards, radiator, double glazed windows to two aspects with shutters.

ENSUITE SHOWER ROOM
extensive tiling, shower cubicle with glazed sliding doors, drencher shower head and hand held rose, wash hand basin with storage drawers below, mixer tap and low level dual flush w.c., tiled floor, heated towel rail/radiator, ceiling with inset downlighters and extractor fan, double glazed window with shutters.

BEDROOM 3
access to loft space, a pair of radiators, fitted wardrobe cupboard and a pair of double glazed windows with shutters.

BEDROOM 4
with radiator, double glazed window with shutters.

FAMILY BATHROOM
fitted with white suite comprising tiled panelled bath with mixer tap, separate shower above with hand held rose and drencher shower head, glazed shower screen, wash hand basin with storage drawers below and mixer tap, low level dual flush w.c., part tiled walls, tiled floor, heated towel rail/radiator, ceiling with inset downlighters and extractor fan, double glazed window with shutters.

OUTSIDE
The property sits in a delightful corner plot position with vehicular access, driveway and covered cart lodge from Gough Way with additional vehicular access from Stukeley Close. The gardens surround the property with enclosed front garden which is principally laid to lawn with twin access gates, personal door to cart lodge, paved pathway and bike storage shed, gated access leading through to rear garden with generous paved patio area, mature trees, lawned area, storage shed enclosed by hedging and wicker fencing and paved pathway to the other side with log store, back door and gated access through to driveway, outside tap and light.

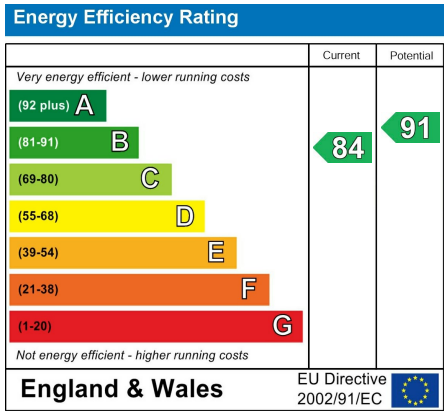





PINK FLOYD



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Guide Price £1,750,000
Tenure - Freehold
Council Tax Band - G
Local Authority - Cambridge City Council



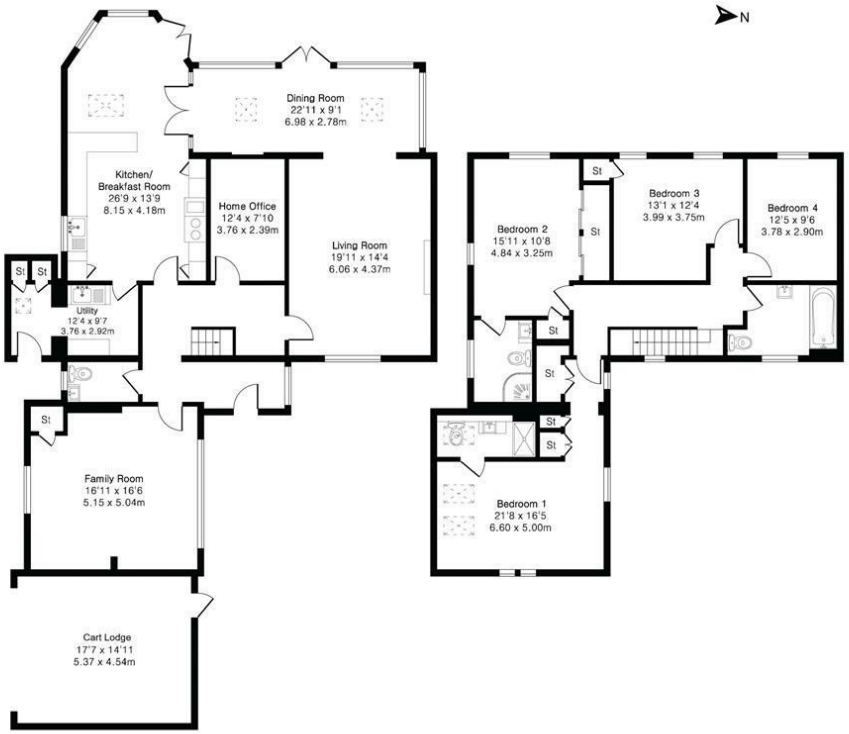






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Approximate Gross Internal Area 2622 sq ft - 244 sq m
Ground Floor Area 1548 sq ft – 144 sq m
First Floor Area 1074 sq ft – 100 sq m



PINKPLAN

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.

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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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