



MISLETON COURT
LEADING TO
BULLEN CLOSE

BROWN & CO

392 CHERRY HINTON ROAD



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Cambridge | Cambridgeshire | CB1 8BA

A unique and rarely available five bedroom detached home, constructed circa 1920, with later additions creating versatile accommodation, complemented by a selection of useful outbuildings and annexes.

Property Highlights

Sought after residential location - Solar panels - Optional ground floor living - Versatile selection of outbuilding and annexes - Driveway parking - Rear garden with southerly aspect - Generous accommodation arranged over two floors

House

Ground Floor: Entrance hallway - Living room - Dining room - Family room/ bedroom five - Kitchen - Rear hallway - Bedroom four - Wet room

First Floor: Landing - Bedroom one - Bedroom two - En-suite shower room - Bedroom three

Total: 1389 sq. ft. (129 sq. m)



DETAILED DESCRIPTION

A generously proportioned five bedroom detached family home occupying a particularly convenient position with easy access to surrounding amenities. Originally constructed circa 1920 and subsequently extended, the well planned accommodation extends to approximately 1389 sq. ft. over two floors and is complemented by driveway parking, a low maintenance southerly facing rear garden, and a range of useful outbuildings and annexes.

LOCATION

Situated in a well established residential area on the south eastern side of Cambridge, approximately 2 miles from the historic city centre. The location provides easy access to local, day to day amenities and the wider city in addition to key employment hubs, including Addenbrooke's Hospital, the Cambridge Biomedical Campus, ARM, and the city's wider science and technology parks. Cherry Hinton Road forms a key arterial route into the city and offers convenient connectivity by car, bicycle, and public transport. Regular bus services operate along the road, providing direct links to Cambridge city centre, Addenbrooke's Biomedical Campus, Cambridge railway station, and surrounding districts. Cambridge station, located around 1.5 miles, offers fast and frequent rail services to London King's Cross and Liverpool Street, along with connections to Stansted Airport and other regional centres.

The immediate area benefits from a wide range of amenities within walking distance. These include local shops, cafés, convenience stores, public houses, and takeaways, along with access to larger supermarkets and retail offerings nearby. Recreational facilities are a notable feature of the area including Cherry Hinton Hall Park, a popular and well maintained green space with landscaped grounds, play areas, and a historic hall and Coldham's Common and nearby nature reserves also provide valuable open space for walking, cycling, and outdoor recreation, while the city's extensive cycle network allows convenient access across Cambridge.

Educational provision include a number of well regarded primary schools serve the locality, including Cherry Hinton CofE Primary School, Queen Emma Primary School and Queen Edith Primary School. Secondary education is provided by schools such as The Netherhall School. In addition, Cambridge offers an excellent selection of highly regarded independent schools, including The Perse School, St Faith's, The Leys, and St Mary's School, all within reasonable travelling distance.





ACCOMMODATION
GROUND FLOOR

ENTRANCE HALLWAY

With entrance door, stairs to the first floor, under stairs storage cupboard, wood effect flooring, doors to

LIVING ROOM

With window to the front and rear aspect, feature fireplace with stone hearth and surround with wooden over, wood effect flooring

DINING ROOM

With window to the front aspect, feature fireplace with tiled hearth and decorative tiled inserts and wooden mantle, wood effect flooring, door to

FAMILY ROOM / BEDROOM FIVE

With window to the rear aspect, wood effect flooring

KITCHEN

With window to the side aspect, range of matching eye and base level units, wooden counter with inset sink and a drainer, inset five ring gas hob with chimney style extractor hood over, two integrated electric ovens, space for fridge freezer, space for washing machine, integrated dishwasher, part tiled walls, wood effect flooring, door to

REAR HALLWAY

Door to side access, door to

BEDROOM FOUR

With windows to the side and rear aspect

WET ROOM

With window to the side aspect, suite comprising; low level wc with eco flush button, wall mounted wash basin and shower area, tiled walls, heated towel rail



FIRST FLOOR

LANDING

With window to the front aspect, loft access via hatch, integral double cupboard, doors to

BEDROOM ONE

With window to the rear aspect

BEDROOM TWO

With window to the rear aspect, wood effect flooring

EN-SUITE SHOWER ROOM

With window to the front aspect, contemporary suite comprising: low level wc with hidden cistern, panelled bath with shower over and vanity unit with inset sink and chrome mixer tap over, part tiled walls, tiled floor, chrome heated towel rail

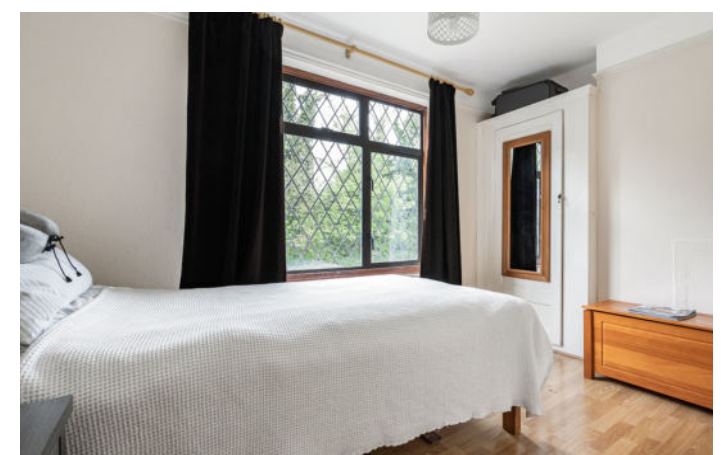
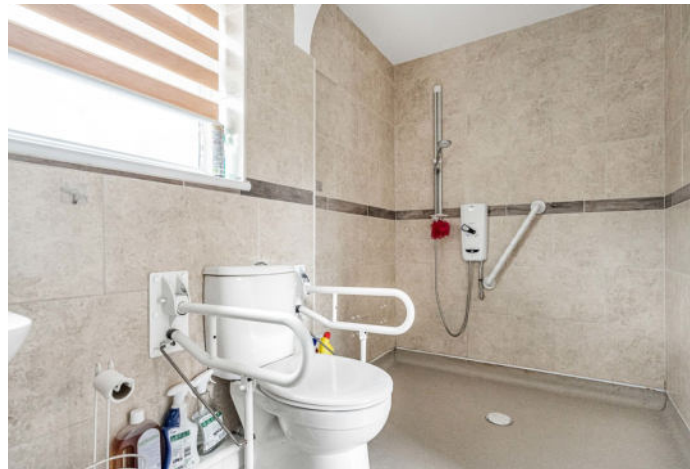
BEDROOM THREE

With window to the front aspect

OUTSIDE

A shared access leads to a gravelled driveway and step providing access to the front entrance.

The fully enclosed rear garden enjoys a southerly aspect and incorporates an area of artificial lawn, a raised flower bed stocked with mature shrubs and a small tree, an outside tap, and gated side access. The garden is further complemented by a range of outbuildings, including storage sheds and workshops, together with Annexe 1/ garden studio and Annexe 2/ home office.





**Approximate Gross Internal Area 1389 sq ft - 129 sq m
(Excluding Outbuilding & Annex's)**

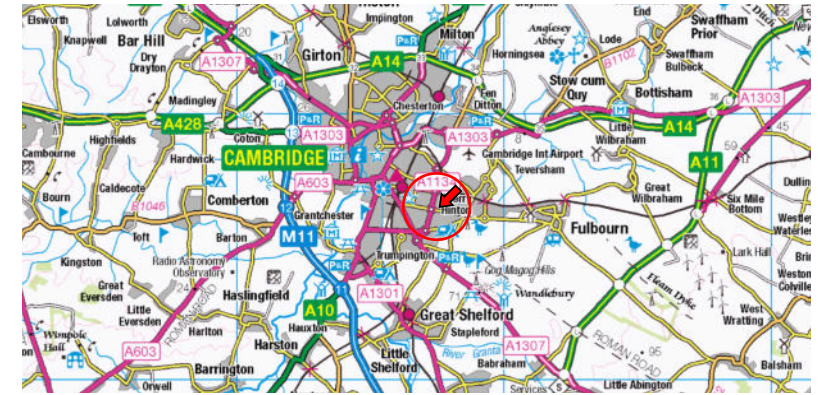
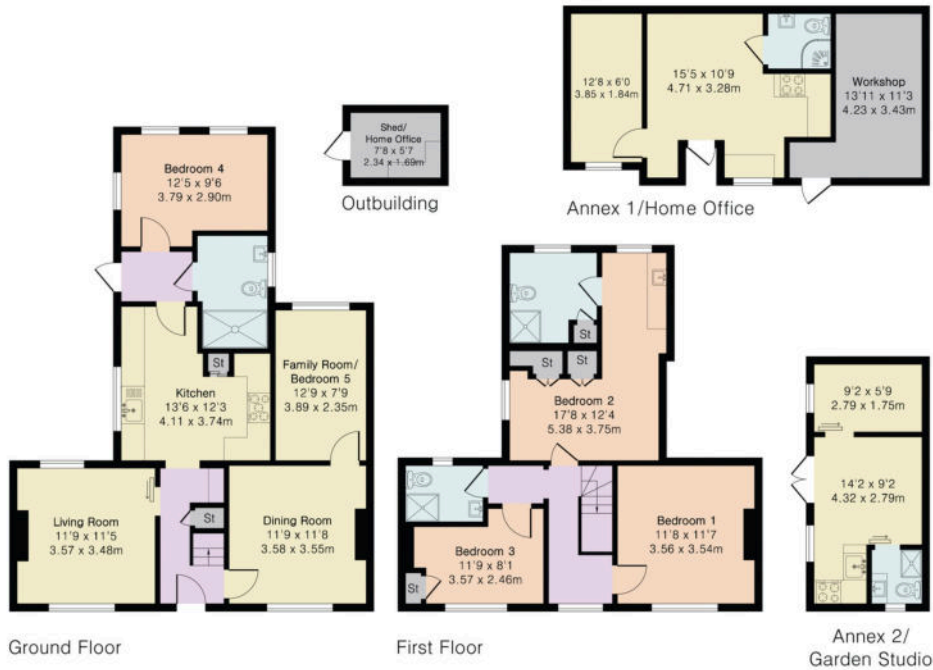
Ground Floor Area 806 sq ft – 75 sq m

First Floor Area 583 sq ft – 54 sq m

Annex 1/Home Office Area 394 sq ft – 37 sq m

Annex 2/Garden Studio Area 186 sq ft – 17 sq m

Outbuilding Area 43 sq ft – 4 sq m



Tenure: Freehold

Services: mains water, electricity and gas, drainage to the public sewer, gas-fired central heating

Council Tax Band: D

EPC: In Progress

Important Information Regarding the Property Title: Prospective purchasers are advised that the property may be subject to restrictions, easements, rights of way, or the presence of third-party services crossing the land. Full legal information, including any such matters, can be found within the official title register. The property is registered under Title Number: CB149907. A copy of the title register and title plan can be obtained from HM Land Registry or via your legal representative.

Buyers should satisfy themselves as to the nature of any such matters before entering into any contractual commitment.

Viewing: Strictly by prior appointment through the selling agents Brown&Co.

Agents Note: A Material Information Pack has been created to be read in conjunction with the particulars and can be made available upon request.

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