



EH
EXQUISITE HOME

Alpha Road, Cambridge

ALPHA ROAD, CAMBRIDGE

A five-bedroom Victorian house a few minutes' walk from the river and the centre of Cambridge, with a gated courtyard that doubles as parking and has its own car charger.

Property Features

- ◆ Bay-fronted Victorian end-of-terrace house of about 1,691 sq ft (157 sq m)
- ◆ Five bedrooms on the first and second floors
- ◆ Top-floor principal bedroom of over 20 feet (6.1m), with a shower room en suite
- ◆ Bay-windowed reception room with an inset fire
- ◆ Sitting room with glazed doors to the courtyard
- ◆ Kitchen and dining room with folding doors across the back
- ◆ Ground-floor cloakroom and utility area
- ◆ Storage built in throughout, with eaves and loft storage
- ◆ Gated slate courtyard with parking for one car and a charging point
- ◆ A few minutes' walk from the river, Jesus Green and the city centre
- ◆ Primary and secondary schools within about half a mile



Alpha Road | Cambridge

MOST HOUSES THIS CLOSE TO THE CENTRE OF CAMBRIDGE MAKE YOU choose between a garden and somewhere to park. This one doesn't. Behind a pair of tall folding gates, a slate courtyard takes a car, with a charging point on the wall, and the rest of the time it is an outdoor room, opening off both the kitchen and the sitting room, with a church spire rising over the back wall.

The house is Victorian, built in gault brick with red brick banding and believed to date from around 1860. The present owner has rewired, replumbed and modernised it throughout, and kept everything that makes a house of this age worth having: high ceilings, deep cornices, sash windows, the original corbels in the hall and fireplaces in three of the bedrooms. Storage has been designed into the house wherever there was room for it: made-to-fit cupboards in the alcoves and under the stairs, shelving along the landing and in one of the bedrooms, and more in the eaves and the loft. It is the kind of thing you only appreciate once you have lived somewhere without it.

The front door opens into an entrance lobby, with room for coats and boots, and an inner glazed door leads into a wide hall, with a panelled dado, a staircase with a mahogany handrail and panelled storage beneath it. At the front, the reception room is lit by a deep bay of sash windows and has an inset fire on a tiled hearth. Behind it, the sitting room has

cupboards either side of the chimney breast and a pair of glazed doors onto the courtyard, which makes it as good a snug in January as it is a summer room in July.

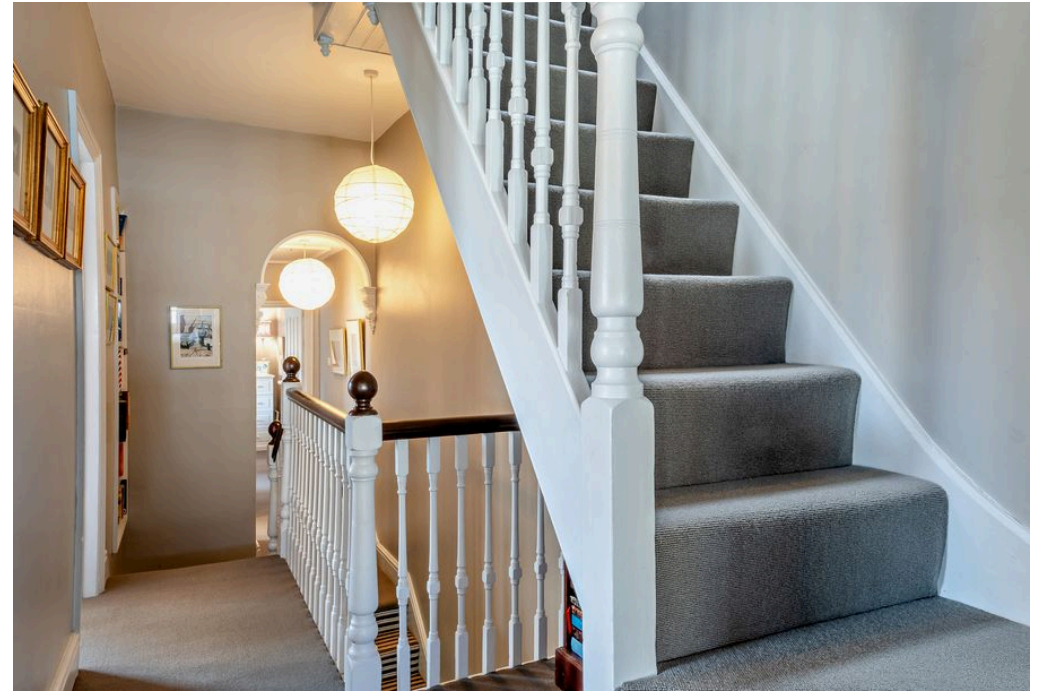
The kitchen and dining room runs across the back of the house, with handleless units along one wall running through to the utility area at the far end, two built-in ovens and room for a long table. Its slate floor carries on through the folding doors into the courtyard, so with the doors open the two become one space. Beyond the utility area is a cloak-room.

On the first floor, four bedrooms and the family bathroom open off a landing lined with bookshelves. The largest, at the front, has a fireplace and a fitted cupboard in the alcove, two more keep their Victorian fireplaces, and one is fitted out with a full wall of shelving, rails and drawers. The bathroom has a bath with a shower over it, large stone-effect tiles and a long vanity with cupboards beneath.

The top floor is given over to the principal bedroom. Its landing is lit by a skylight and has a door into storage under the eaves. The bedroom itself is more than 20 feet (6.1m) long under the slope of the roof, with windows on two sides, a built-in wardrobe, a second eaves cupboard and its own shower room with a rainfall shower and a skylight.











Accommodation

Room sizes exclude fitted cupboards, chimney breasts and bays unless stated.

GROUND FLOOR

Entrance lobby 4'6" x 4'6" maximum (1.38m x 1.37m)

Front door with an arched fanlight, room for coats and boots, and an inner glazed door to the hall.

Entrance hall 16'6" x 12'5" maximum (5.03m x 3.78m)

Staircase with turned balusters and a mahogany handrail, panelled storage beneath the stairs, original corbels at the arch and a panelled dado.

Reception room 13'7" x 13'3" into bay (4.13m x 4.04m)

Bay of sash windows to the front, deep cornice, inset fire on a patterned tiled hearth and a fitted cupboard in the alcove.

Sitting room 11'7" x 10'2" (3.53m x 3.11m)

Pair of glazed doors to the courtyard with a fanlight above, deep cornice, fitted cupboards either side of the chimney breast, tiled floor and a column radiator.

Kitchen and dining room 17'8" x 10'11" (5.38m x 3.32m)

Handleless units with worktops and an integrated sink with a pull-down mixer tap, flush hob with a stainless steel chimney extractor, two built-in ovens, space for a dishwasher and an American-style fridge freezer, slate floor, recessed spotlights, and folding glazed doors across the back to the courtyard with a single glazed door beside them. A water softener is fitted.

Utility area 7'2" x 4'8" (2.19m x 1.43m)

At the far end of the kitchen, with space and plumbing for a washing machine and tumble dryer, and a door to the cloakroom.

Cloakroom 4'8" x 3'3" (1.41m x 1.00m)

WC, corner wash basin and a window.

FIRST FLOOR

Landing 16'8" x 5'8" (5.08m x 1.73m)

Built-in bookshelves, stairs to the second floor and a hatch to the loft.

Bedroom two 13'3" x 11'5" (4.04m x 3.48m)

Sash windows, fireplace and a fitted cupboard in the alcove.

Bedroom three 10'11" x 10'3" (3.34m x 3.12m)

In the rear wing, with a window overlooking the courtyard.

Bedroom four 10'2" x 8'0" (3.11m x 2.44m)

Fireplace, fitted cupboard in the alcove and a window.

Bedroom five 10'2" x 8'3" (3.11m x 2.52m)

Fireplace and a window.

Bathroom 7'6" x 6'11" (2.29m x 2.11m)

Bath with a shower over and a glass screen, basin set into a long counter with cupboards beneath, WC, large stone-effect tiles and a window.

SECOND FLOOR

Landing

Skylight and a door to storage under the eaves.

Bedroom one

20'6" x 10'10" maximum (6.24m x 3.30m)

Sash windows on two sides, sloping ceilings, track lighting, a built-in wardrobe, an eaves cupboard and a door to the en suite.

En suite 8'0" x 5'9" (2.45m x 1.75m)

Shower enclosure with a rainfall head and separate handset, mosaic tiling, basin set into a vanity unit with cupboards beneath, WC and a skylight.

OUTSIDE

Courtyard

Paved in slate, walled in gault brick and closed by a pair of tall folding timber gates that open fully to give off-street parking for one car, with a separate pedestrian gate, an electric car charging point, outside lights and an outside tap with a timer for the watering.

Alpha Road

Alpha Road is one of the Victorian streets just north of Chesterton Road, a few minutes' walk from the river and Jesus Green, with its lido and tennis courts, and about half a mile from the centre of Cambridge. Alpha Road is in a residents' parking zone, with permits for residents and their visitors. The cafés and shops of Chesterton Road are close by, and Cambridge and Cambridge North stations are both within about two and a half miles, with direct trains to London King's Cross and Liverpool Street.

SCHOOLS

St Luke's Church of England Primary School, for children aged 4 to 11, and Chesterton Community College, which takes pupils from 11 to 18, are both about half a mile away, and Milton Road and Mayfield primary schools are within about a mile. Park Street Church of England Primary School, in the city, is also about half a mile away, on the far side of Jesus Green and an easy bike ride over Jesus Lock bridge. Parkside Community College, the city's sixth form colleges and its independent schools are within cycling distance. Catchment areas are set by Cambridgeshire County Council and can change, so buyers should check them with the council.

MATERIAL INFORMATION

Tenure: freehold

Council tax: band G (Cambridge City Council)

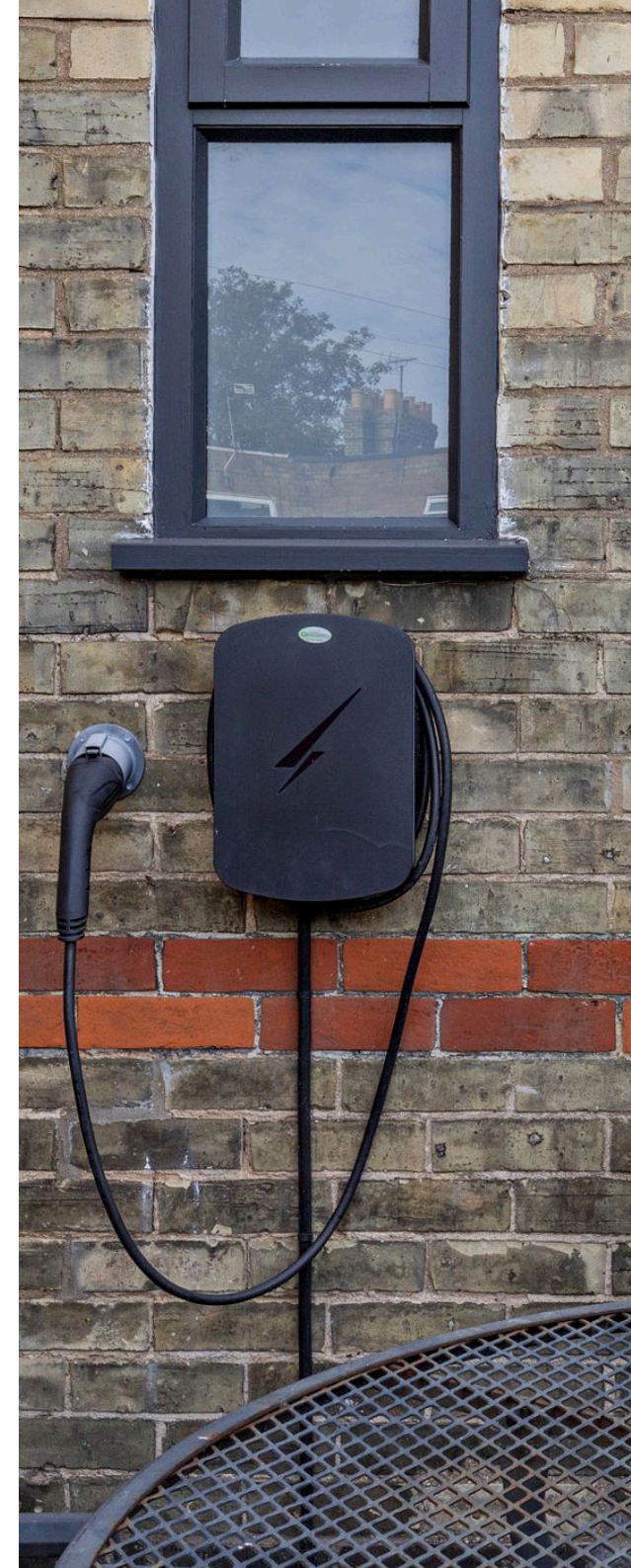
EPC rating: D (56), with the potential to reach C (79)

Parking: off-street space for one car in the gated courtyard, with an electric car charging point. Residents' parking zone, with annual resident and visitor permits.

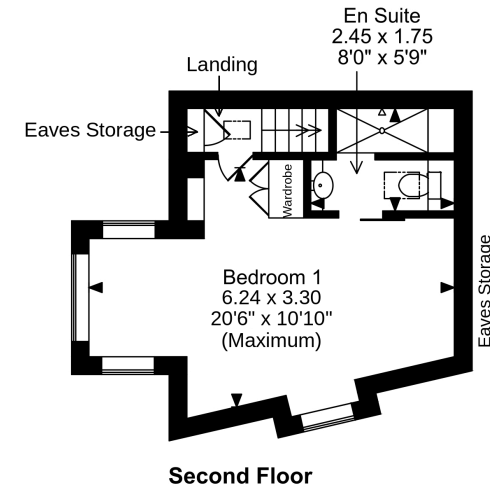
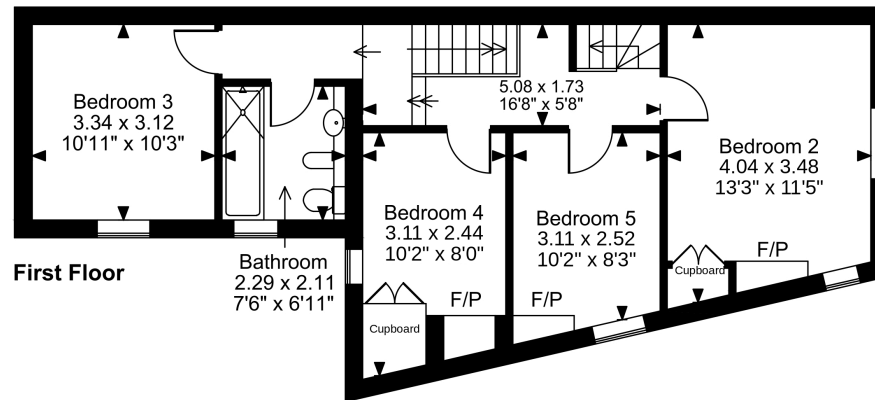
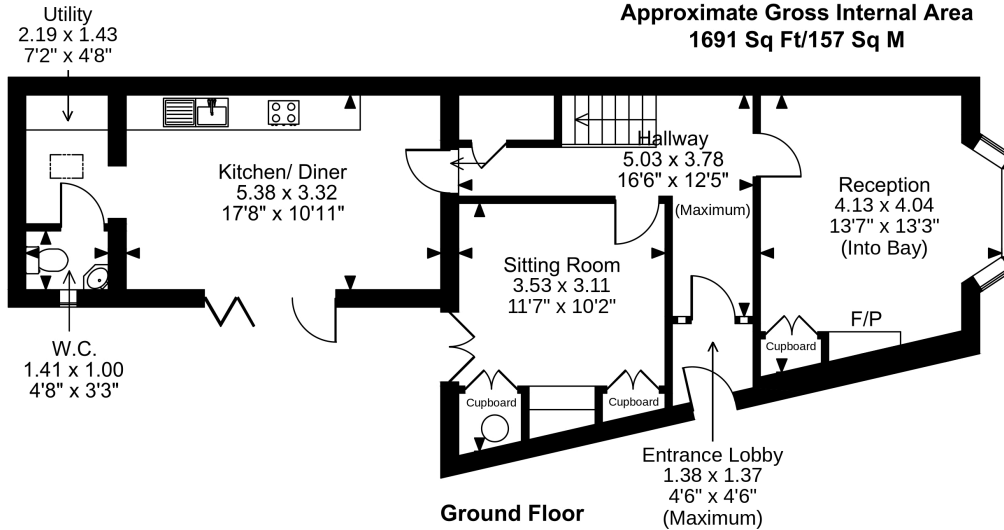
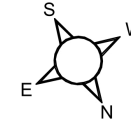
Heating: gas central heating

Broadband: Virgin Media, currently about 300Mbps; the owner understands up to 1Gbps is available

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Alpha Road, Cambridge
Approximate Gross Internal Area
1691 Sq Ft/157 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

Room sizes exclude fitted cupboards, chimney breasts and bays unless marked otherwise.

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only. Whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

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