



Trumpington Road, Cambridge, CB2 8EX

CHEFFINS

Trumpington Road

Cambridge,
CB2 8EX

A truly exceptional opportunity to acquire a brand-new, detached residence in a rarely available, sought-after location on the prestigious southern side of the city. Ideally situated for access to top private schools, the Addenbrooke's Campus, Cambridge South, as well as the railway station and city centre. This elegant home spans approximately 3,619 square feet and boasts an array of premium features: underfloor heating, advanced cooling and ventilation systems, a slate-tiled roof with integrated solar PV, inviting open fireplaces, cozy log burners, and a bespoke Neptune kitchen. As the property is currently under construction, you have a unique opportunity to purchase now and finish it yourself. Customize or upgrade key elements, with the flexibility for bespoke negotiations on finishes and design details. Secure this rare chance to create a home perfectly tailored to your vision, subject to negotiation.

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Guide Price £2,250,000





LOCATION

Trumpington Road offers the perfect mix of city convenience and suburban tranquility in one of Cambridge's most sought-after south-side locations. Close to the historic centre, Addenbrooke's Hospital and the Biomedical Campus, the road benefits from excellent cycle routes, the Trumpington Park & Ride and guided busway for fast links to the train station and M11. The area benefits from outstanding schools, the University Botanic Garden, green spaces and everyday amenities all within easy reach.

SPECIFICATION

The property benefits from GB Sol integrated slate photovoltaic panels, thoughtfully incorporated across both the front and rear elevations of the main house, as well as three elevations of the garage roof. This discreet integration provides a high level of energy efficiency while maintaining a cohesive and traditional aesthetic.

Internally, the home is enhanced by two log burning stoves positioned within the principal reception rooms, complemented by a substantial feature fireplace within the seating area of the open plan kitchen and living space, creating a warm and inviting atmosphere throughout.

The property is further specified with a comprehensive heating, cooling and ventilation system, including underfloor heating across all floors, ensuring a comfortable and balanced internal environment year round.

A considered level of home automation has also been incorporated, centred around a single control interface. This provides integrated management of lighting, gates and intercom, alarm system and security cameras, together with the heating, cooling and ventilation systems.

Externally, the property is approached via striking Stirling Design cast iron gates with matching posts, leading to a double garage, completing this well appointed and thoughtfully designed home.

The computer generated images shown within these particulars are intended for illustrative and indicative purposes only and should not be relied upon as an exact representation of the completed property, landscaping, specification or finish. Final designs, layouts, materials and specifications may vary during the course of construction and purchasers are advised to consult the developer or selling agent for further clarification.







**Approximate Gross Internal Area 3619 sq ft - 336 sq m
(Excluding Garage)**

Basement Area 1189 sq ft – 110 sq m
 Ground Floor Area 1215 sq ft – 113 sq m
 First Floor Area 1215 sq ft – 113 sq m
 Garage Area 391 sq ft – 36 sq m



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Tenure – Freehold

Council Tax Band – New Build

Local Authority – Cambridge City Council



[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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.