



48 Mill Way, Grantchester, Cambridge, CB3 9NB
For Sale Freehold



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AN EXCEPTIONALLY HANDSOME, DETACHED, DOUBLE FRONTED GEORGIAN VILLAGE HOME, SET WITHIN ESTABLISHED AND SECLUDED GARDENS AND GROUNDS EXTENDING TO APPROXIMATELY ONE ACRE AND LOCATED IN THIS HIGH SOUGHT-AFTER SOUTH CAMBRIDGESHIRE VILLAGE.

- 5 bedroom, 3 bathroom Georgian house • 2788 sqft/259 sqm • Built in the 18th century
 - Gardens and grounds of one acre • Double garage with studio apartment above
- Airsource heating and solar panels • 1500 sqft office/work studio • EPC -C/70 • Council tax band-G

This stunning family residence is a blend of 18th century symmetry with sympathetic Victorian additions. This substantial family home combines historic elegance with outstanding versatility. In addition to the main residence the property features a double garage with self contained vaulted studio apartment above, alongside a spectacular 1200 sqft detached garden office/studio designed and built by the current owner, (a retired architect) to rigorous passive house standards giving an A plus EPC rating. This echo studio benefits from existing planning permission for full conversion into a self contained residential accommodation.

The accommodation comprises an entrance and reception hall, a generous and welcoming hallway featuring original character rich natural wood flooring, stairs to first floor accommodation and access to all principle reception rooms. The drawing room is an elegant light-filled principle room anchored by a deep bay window overlooking the grounds and a feature fireplace with marble surround and hearth. The family room , a cosy yet spacious second reception room also features a bay window and a period feature fireplace. The kitchen/breakfast room is the heart of this home and fitted with bespoke hand-crafted cabinetry, substantial work surfaces and a classic Aga stove. There is a handy utility room off accommodating the usual white goods. There is a playroom/home office, a versatile room suitable as a children's play room, library or dedicated study.

On the first floor there is a split-levelled gallery landing and an impressive staircase leads to a light and airy landing space connecting to all first floor quarters. There are five generous double bedrooms, each offering peaceful garden views, high ceilings and space for fitted or free-standing wardrobes. There is a large principle family bathroom plus an additional second full bathroom, both appointed to high standards.

Outside the property is approached via a private driveway which opens to a generous parking area. There is a detached double garage with secure vehicular parking with double doors, power and light connected and a self-contained apartment above accessed via a internal staircase, featuring a dramatic vaulted ceiling, open planned living/sleeping area, kitchenette, private shower room and a sleeping deck, perfect for an au pair, guests or home working. The detached office/studio 1200 sqft is a showcase of modern sustainable architecture designed and built by the current owner (a former architect) to strict passive house standards. There is exceptional installation air-tight construction achieving an A plus EPC rating, spanning approximately 1200 sqft, the current configuration is a high-end creative studio workspace. However, the property holds approved planning permission for conversion into a stand-alone residential unit, ideal for secondary family accommodation, a holiday let or rental income. The gardens and grounds extend to one acre. There is an expansive formal lawn with well stocked flower and shrub borders and beds, specimen trees and deep herbaceous borders offering colour throughout the seasons, multiple paved seating areas, ideal for alfresco dining and enjoying the grounds. There is also a wooded area and a wildlife meadow on which sits a timber barn and a fully enclosed kitchen garden with fruit trees, vegetable and herb beds. This is perfect for those aiming for sustainable living.

LOCATION:

Grantchester is a historic, picturesque village in South Cambridgeshire, situated roughly two miles south of Cambridge along the River Cam. Famous for its idyllic Grantchester Meadows, thatch-roof cottages, and prominent features in the ITV detective drama Grantchester, it is a highly sought-after destination for walkers, punters, and history enthusiasts. The M11(Junction 12) and the A14 are both within just minutes' drive. Primary school education facilities are available in nearby Barton and secondary at Comberton Village College, while top-rated schools in Cambridge are within easy reach. There are also three well regarded Public Houses.

SERVICES:

Mains services connected include: electricity, water and mains drainage, oil fired central heating to radiators and Air source heating and solar panel

STATUTORY AUTHORITIES:

South Cambridgeshire District Council.
Council tax band-G

TENURE: Freehold

FIXTURES AND FITTINGS:

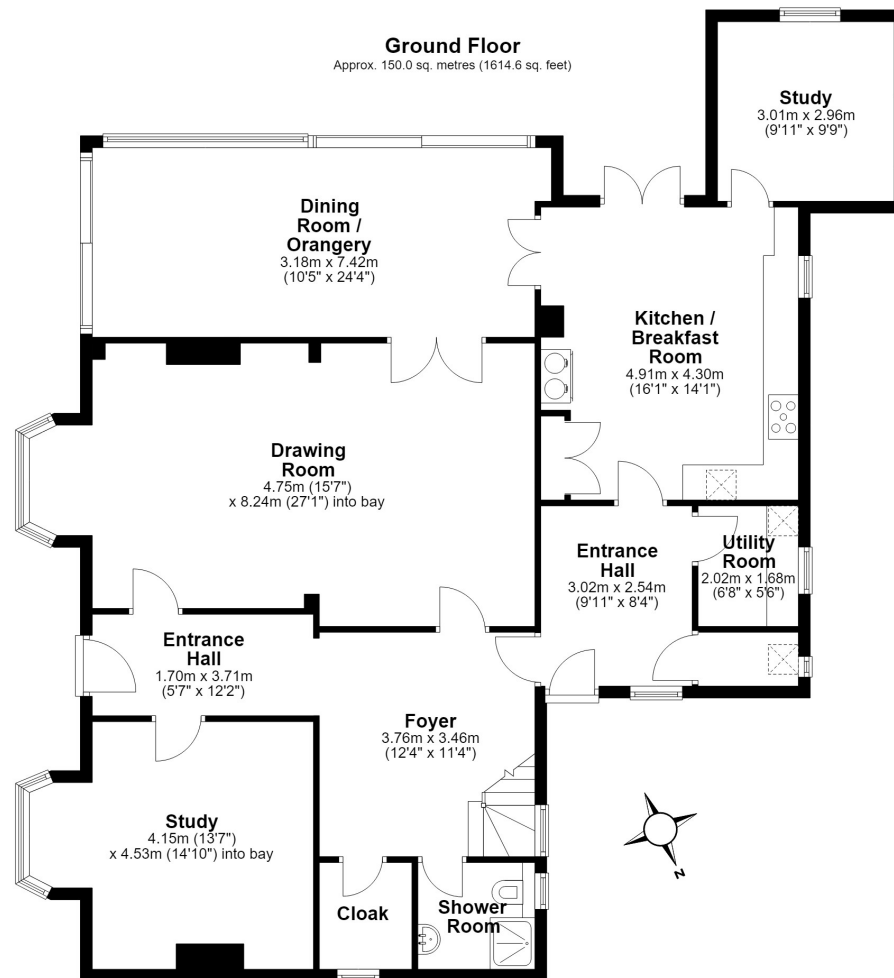
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

VIEWING:

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.







Total area: approx. 259.1 sq. metres (2788.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	73
(56-68)	D	
(39-54)	E	
(21-38)	F	40
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

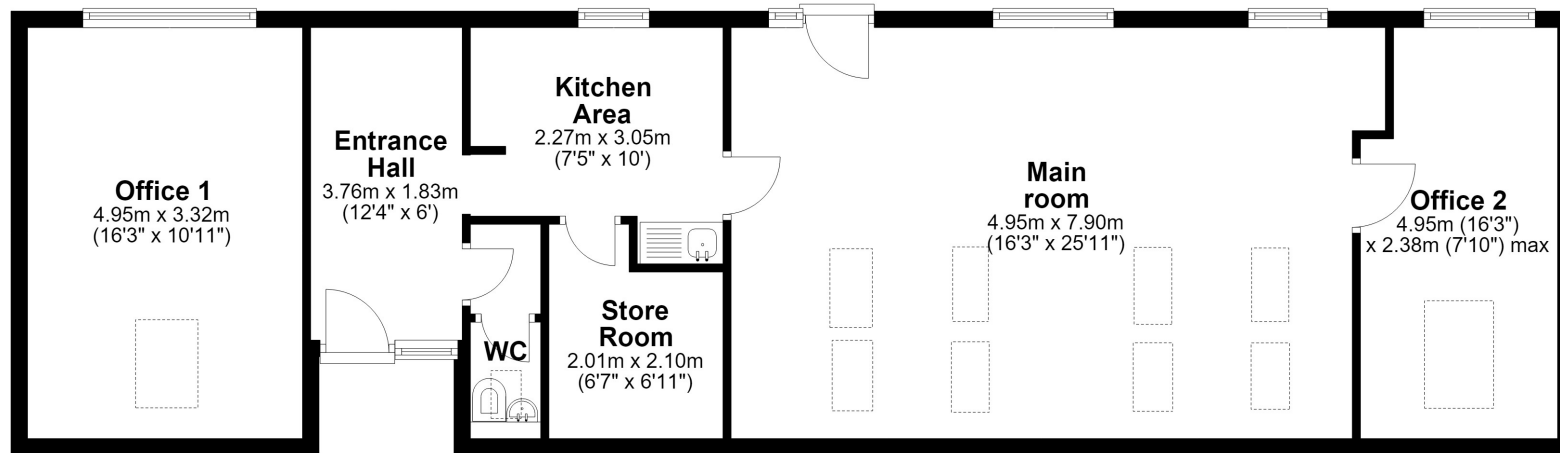
EPC - HOUSE

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



Floor Plan

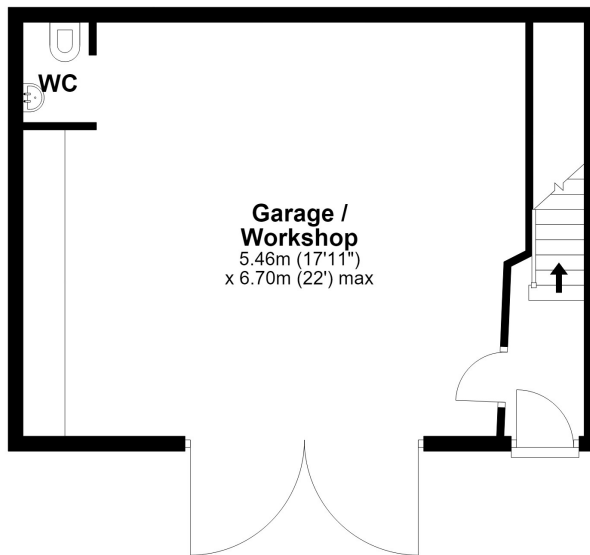
Approx. 88.8 sq. metres (956.0 sq. feet)



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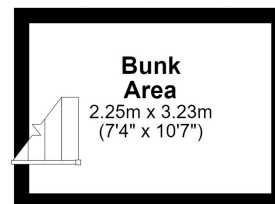
Ground Floor

Approx. 40.9 sq. metres (439.9 sq. feet)



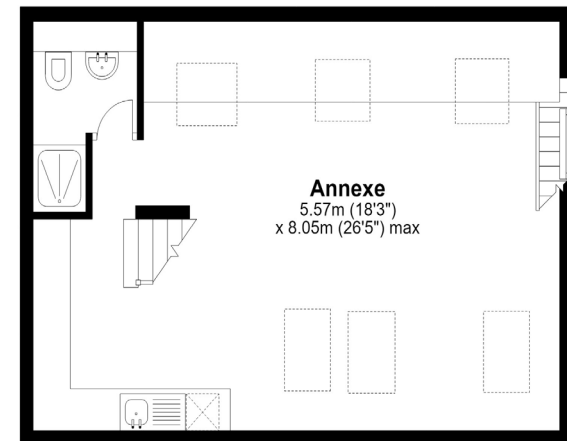
Second Floor

Approx. 7.3 sq. metres (78.1 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.4 sq. feet)



Total area: approx. 92.9 sq. metres (1000.4 sq. feet)

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