



15 Pepys Terrace, Impington, Cambridge, CB24 9NT  
Guide Price £450,000 Freehold



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**THIS STUNNING VICTORIAN RESIDENCE IS LOCATED IN THE HIGHLY SOUGHT-AFTER VILLAGE OF IMPINGTON, JUST A FEW MINUTES' WALK FROM THE GUIDED BUSWAY. OFFERING DIRECT AND CONVENIENT LINKS TO THE HISTORIC CITY OF CAMBRIDGE, CAMBRIDGE SCIENCE PARK, AND ADDENBROOKE'S HOSPITAL, IT ALSO PROVIDES EASY AND QUICK ACCESS TO CAMBRIDGE NORTH RAILWAY STATION AND CAMBRIDGE RAILWAY STATION, IDEAL FOR A SEAMLESS COMMUTE TO LONDON.**

- End of terrace house
- 2 beds, 1 bath, 2 recepts
- Victorian - 1880's
- Parking on the road
- Council tax band - C
- 724.7 Sqft / 67.3 Sqm
- 0.06 acres
- Gas fired central heating to radiators
- EPC - D/ 60

Nestled in a friendly, close-knit street, this immaculate house offers not just a place to live, but a home in a welcoming community where a strong sense of belonging is felt.

Built in the 1880s, this characterful home spans 724.7 sq. ft. (67.3 sq. m.) across two floors. The ground floor features an open plan living and dining area, created by combining two original reception rooms. A striking exposed original brick chimney stack serves as the focal point of the living area with the addition of a working wood-burner, while bespoke under-stair shelving and storage enhance functionality in the dining area. Both rooms have feature walls with elegant William Morris wallpaper, adding to the period charm.

The recently upgraded modern kitchen is fitted with sleek gloss cabinetry at both eye and base level, complemented by integrated appliances, including an induction hob and fan-assisted oven. The ground floor is completed by a newly fitted, stylish bathroom suite featuring a 'P'-shaped bath with overhead shower, statement tiling, a vanity unit with an inset sink, and a low-level WC.

Upstairs, the property offers two spacious double bedrooms, benefiting from a large cupboard and bespoke fitted wardrobes. The property offers double-glazing and excellent storage throughout. In addition to a full interior modernisation, the property received a new roof in July 2023.

To the front, a gravelled entrance with a paved pathway leads to the front door. The enclosed, secure and very generous rear garden offers a mix of gravelled seating areas, a generous lawn, and mature herbaceous borders, creating a peaceful outdoor retreat. Two timber sheds provide additional storage. A private right of way at the rear, designated for the neighbouring property, ensures privacy is maintained. This charming Victorian home perfectly blends period features with modern updates, making it an ideal choice for those seeking character, convenience, and excellent transport links.

#### **Location**

Impington is a highly desirable and well-connected village, located just three miles north of Cambridge. Offering a perfect blend of rural charm and modern convenience, the village benefits from its close proximity to Histon, which provides a variety of local amenities, including wide-ranging shopping facilities, several pubs, and charming coffee shops.

Families are well served by Impington Village College, which offers excellent educational facilities up to the age of eighteen, as well as two well-regarded primary schools in nearby Histon.

For commuters, the property enjoys easy access to the A14 and M11, ensuring excellent transport links to Cambridge and beyond. The Guided Busway, running from Huntingdon Railway Station to Trumpington Park & Ride, offers a fast and direct connection to Cambridge city centre, Cambridge Railway Station, Cambridge North Station, and Addenbrooke's Hospital.

#### **Tenure**

Freehold

#### **Services**

Mains services connected include: gas, electricity, water and mains drainage.

#### **Statutory Authorities**

South Cambridgeshire District Council  
Council tax band - C

#### **Fixtures and Fittings**

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

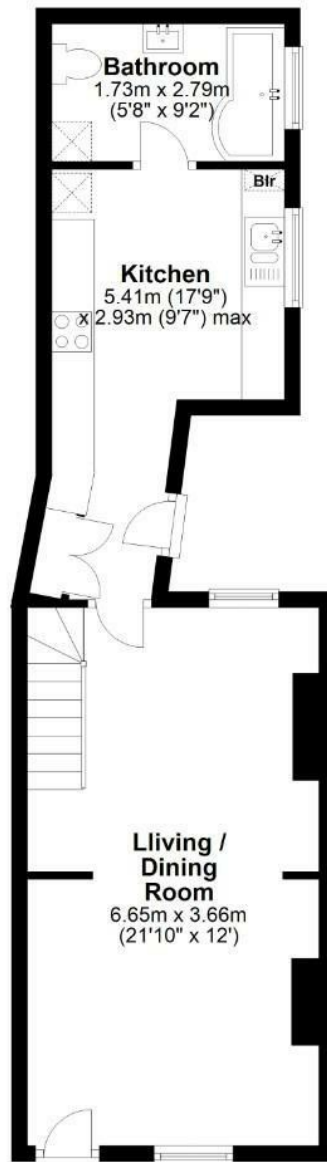
#### **Viewing**

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



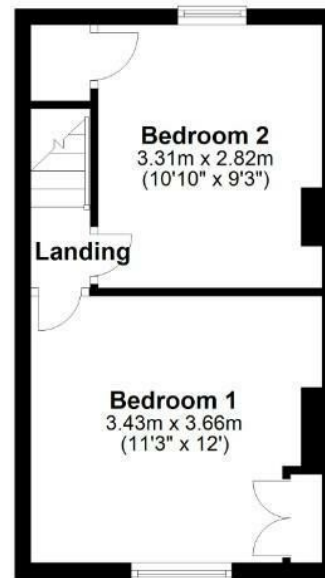
## Ground Floor

Approx. 42.3 sq. metres (455.0 sq. feet)



## First Floor

Approx. 25.1 sq. metres (269.6 sq. feet)



Total area: approx. 67.3 sq. metres (724.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		60
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



