



4 Chalk Grove, Cambridge, CB1 8NT  
Guide Price £950,000 Freehold



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**A SUBSTANTIAL AND CONVENIENTLY POSITIONED, BAY-FRONTED 1930'S HOME OF AROUND 2004 SQFT, BOASTING MANY DELIGHTFUL FEATURES AND SET IN GROUNDS OF AROUND 0.14 ACRES. CLOSE TO ADDENBROOKE'S AND ARM.**

- 6 double bedrooms and 3 bathrooms
- Delightful west-facing garden extending to around 164ft (50m)
- Gas-fired central heating and double glazing
- Close to Addenbrooke's and ARM
- Excellent local schooling
- Garage and driveway parking
- EPC - D / 68

No.4 Chalk Grove represents a rare opportunity to acquire a spacious family home in a highly sought-after south city location. The property has been extended over the years and has been exceptionally well cared for by the current owners for over a decade.

The ground floor accommodation comprises three reception rooms, including a bay-fronted sitting room and a spacious living room with a gas fireplace, built-in storage and bi-folding doors opening onto the garden terrace. There is a spacious entrance hall with attractive stained-glass windows and doors, space for coats and footwear, and understairs storage. The refitted kitchen has a modern range of base and wall-mounted units, includes various integrated appliances and also has a range-style oven with extractor over. There is a breakfast/bar peninsula and an adjoining a dining room, which has comprehensive built-in cupboards and a sliding door to the rear garden. Completing the ground floor accommodation is a shower room and W.C., a small utility area, and a side entrance with a personal door leading to the garage, which has both power and lighting.

Upstairs, the accommodation is arranged over two floors, the first housing four double bedrooms, two including large built-in sliding wardrobes. There is also a family bathroom. Bedroom 3 is currently set out as a home gym and bedroom 4 has a sliding door opening onto a balcony providing idyllic views over the rear garden. On the second floor are the two remaining double bedrooms and a shower room off from the landing, fitted with a modern white suite.

To the front of the property there is a block paved driveway providing off road parking and plenty of additional on-street parking available. The sizeable west-facing rear garden extends to around 50m (164ft) and is cleverly arranged into several sections, initially laid to lawn and leading onto a circular feature garden with a "suntrap" seating area. This in turn leads onto a vegetable garden area and adjoining lawn with a useful storage shed.

The space, versatility and location of this property, is a combination that is rarely available and demands an early viewing.

**Location**

Chalk Grove is a popular neighbourhood located just off Queen Edith's Way, close to Addenbrooke's hospital, about 1.5 miles south of the railway station and 2 miles from the city centre. The area is widely acknowledged as one of Cambridge's most popular and prestigious residential areas south of the city. There are an excellent range of local facilities including day-to-day shops on Wulfstan Way.

Schooling is available at Queen Edith's Primary with secondary provision at The Netherhall, both of which are Ofsted rated as 'good'. Hills Road (1.3 miles) and Long Road (1 mile) Sixth Form Colleges are also within easy reach of the property.

Queen Edith's Way is very popular with people who work at the Addenbrooke's site and those who appreciate its balance of giving ease of access into the city without feeling too urban, plus its strong sense of community.

**Tenure**

Freehold

**Services**

All mains services connected.

**Statutory Authorities**

Cambridge City Council.

Council Tax Band - F

**Fixtures and Fittings**

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

**Viewing**

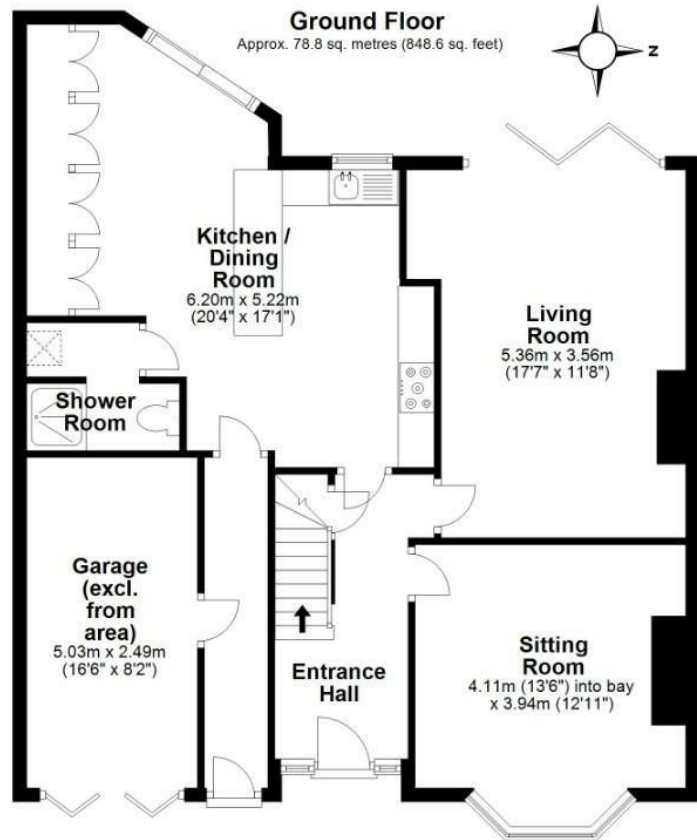
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



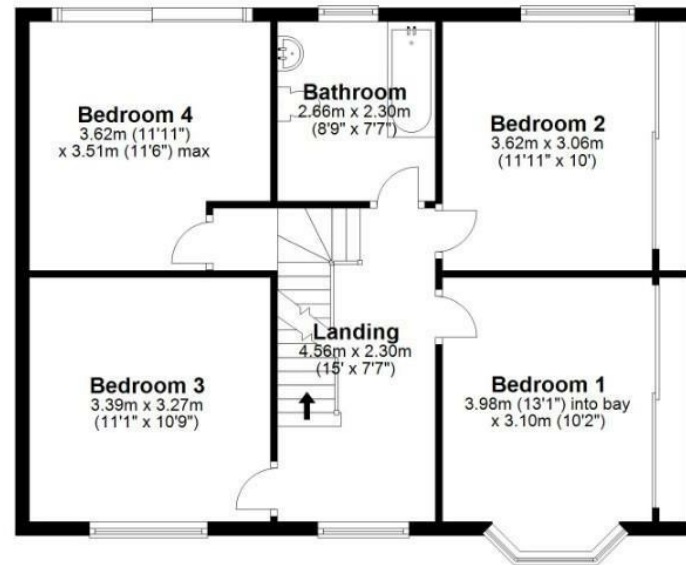




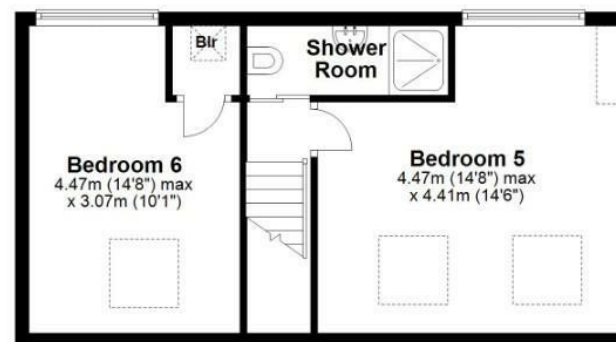




**First Floor**  
Approx. 68.8 sq. metres (741.0 sq. feet)



**Second Floor**  
Approx. 38.5 sq. metres (414.5 sq. feet)



Total area: approx. 186.2 sq. metres (2004.1 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 68      | 79                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |







