Crocory 2A, Millington Road, Cambridge, CB3 9HP

Guide Price £1,600,000 Freehold

REDMAYNE ARNOLD & HARRIS

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01223 323130

AN EXTENDED, DOUBLE-FRONTED, DETACHED EDWARDIAN HOUSE PROVIDING BEAUTIFULLY PRESENTED ACCOMMODATION MEASURING 1735 SQFT IN TOTAL, SET IN PRIVATE MATURE GROUNDS WITH LANDSCAPED GARDENS AND ESTABLISHED SURROUNDINGS.

- 1735 sqft / 161 sqm
- Detached house built between 1900 and 1911
- Plot size - approx 0.11 acres
- A private and highly sought-after road in Newnham
- Gated off-street parking for various vehicles and garage
- 3 bedrooms, 3 reception rooms, 3 bathrooms
- Landscaped rear garden with summer house
- Gas-fired heating to radiators
- No onward chain
- Architect-designed rear extension and front lobby completed in 2012

Crocory House was built between 1900 -1911 and creatively extended to the rear and front in 2012. Private, west-facing rear gardens were redesigned and landscaped in 2013 and incorporate a useful modern summer house and access to the garage.

Immaculately presented accommodation is well laid out over two floors providing good flexibility and a balanced blend of attractive period and modern features.

The ground floor accommodation comprises an enclosed entrance porch, a reception hall with a staircase leading to the first-floor level, a dual aspect sitting room with a woodburning stove and study area, a principal reception room connecting to an impressive and an extensively glazed open-plan kitchen/dining room with a Zinc roof and an overhang canopy. The bespoke kitchen with granite working surfaces provides a range of integrated appliances and a walk-in pantry. The dining area has tri-folding doors opening to the garden. A utility room and wet room complete the ground floor level.

Upstairs, a broad landing area leads to the extensive principal bedroom suite with attractive feature windows on two aspects and an ensuite bathroom. There are two further bedrooms and a spacious bathroom suite on this level.

Outside, gated gravelled frontage with mature trees and shrubs provides a large parking area and access to the garage. The rear garden has a west-facing aspect and is predominately laid to paving with raised borders well-stocked with various established plants and shrubs. A modern summer house provides shelter and storage options and there is rear access to the garage.

Located on this extremely desirable private road in Newnham, this attractive period residence offers a set-back position behind generous and mature frontage, which provides ample off-road parking and a high degree of privacy. Independent shops and cafés in Newnham Croft and scenic river walks through Paradise nature reserve to Lammas Land, are a short walk away also.

This rare and individual family home is offered for sale with no onward chain.

Agent's Note
The private road is owned by King's College Cambridge. The road has a resident's association, which organises the road private permit parking scheme. This is free to residents and their guests.

Location
Millington Road is a privately owned no-through road located just off Barton Road and a five minute walk to the local facilities in Newnham village including a primary school, a Co-op, chemist, bakery, butcher and two cafés. The Derby Store is a grocery store offering locally sourced products, organic products and gourmet foods.

The historic centre is about 0.75 miles, a twenty minute walk. Many of the University departments and Colleges are situated to this side of the city. High quality schooling for all ages in both the state and private sectors are available in the city. The railway station (about 1.5 miles), M11 (about 1.7 miles) and the Addenbrooke's /Biomedical campus (about 2.75 miles) are easily accessible.

Tenure
Freehold

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

Statutory Authorities
Cambridge City Council.
Council Tax Band - G

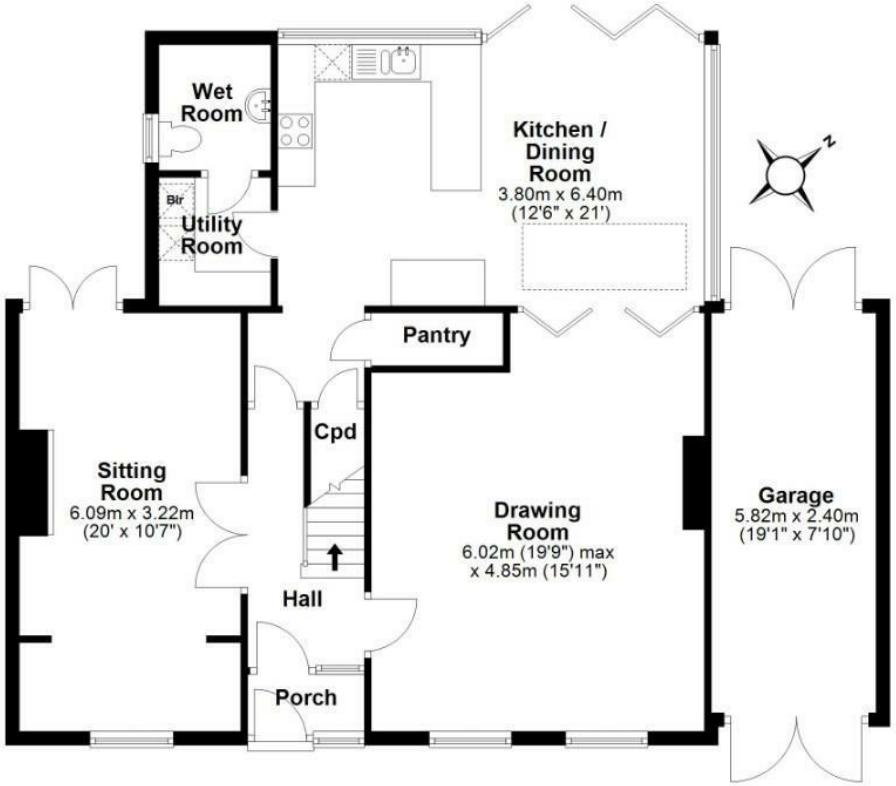
Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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

Ground Floor

Main area: approx. 92.4 sq. metres (994.9 sq. feet)

Plus garages, approx. 14.0 sq. metres (150.3 sq. feet)

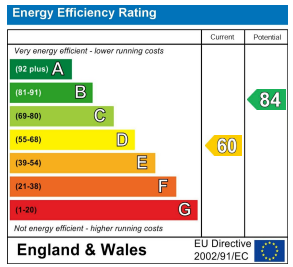


First Floor

Approx. 68.8 sq. metres (740.7 sq. feet)

Main area: Approx. 161.2 sq. metres (1735.6 sq. feet)

Plus garages, approx. 14.0 sq. metres (150.3 sq. feet)



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.