



17 St Margaret's Road, Girton, Cambridge, CB3 0LT

Guide Price: £1,250,000 Freehold



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A HANDSOME AND INSPIRING, 1930'S DETACHED FAMILY HOUSE PROVIDING EXCEPTIONAL ACCOMMODATION EXTENDING TO 2150 SQFT WITH MAGICAL SOUTH-FACING GARDENS, LOCATED IN A QUIET NO-THROUGH ROAD, CLOSE TO HUNTINGDON ROAD.

- 2150 sqft / 200 sqm
- 5 bedrooms, 3 receptions, 2.5 bath
- Impressive open plan Kitchen/dining/family room with Origin bifold doors and Hase wood burning stove
- Large utility room with Elfa storage system
- Underfloor heating to dining area
- Air-conditioning to principal bedroom suite
- Driveway parking for two vehicles
- Inspiring gardens incorporating a heated dining area & kitchen garden with irrigation system
- South-facing aspect and large terrace with outdoor porcelain tiles
- 1.8 KW Solar Panel System generating a yearly income of £1200
- Extended in 2006 & 2019
- Council tax band – E
- EPC – C / 73

17 St Margaret's Road is a handsome and substantial 1930's detached residence of immense quality, meticulously designed and extended to create a highly individual interior, which provides the perfect crossover of contemporary, functional living with all the charm and character of a 1930's family house. The property has an attractive façade and similar steps have been taken to create exacting standards to the exterior design and garden areas.

Creative living spaces providing exceptional design features and a high degree of natural light, connect the extensive ground floor level, with an attention to detail rarely seen.

An inviting reception hall is enhanced by original and professionally restored parquet flooring, which continues through to other areas. An attractive staircase with stair lighting leads to the first-floor accommodation. A tasteful and colourful WC completes this area.

A central principal reception area has been creatively extended to provide an expansive open plan space, which combines a custom-made kitchen with a range of integrated appliances including double ovens, dual microwave/oven, bean to cup coffee machine and fridge/freezer, pantry cupboards with concertina doors and an oversized kitchen island with seating, induction hob, storage and wine cooler. A sitting area with a custom-built media unit and freestanding wood burning stove and dining area with sky lantern, underfloor heating and bifold doors, completes this impressive space.

A large dual aspect sitting room opens onto a private patio area. Bespoke cabinetry and book shelving has been added and there is a feature fireplace with an inset wood effect stove (gas).

A snug/study with original parquet flooring and made to measure shutters, and a large utility room providing additional storage, a second fridge/freezer and wash hand basin, complete the ground floor level.

The upper floor is equally impressive and provides an exceptional principal bedroom suite with a fully fitted walk-in wardrobe and a luxurious ensuite shower room. There are four further spacious bedrooms and a beautiful family bathroom suite with a roll-top bathtub and a separate shower cubicle.

Outside, the rear garden provides a high degree of privacy and showcases inspiring garden design at its best, as featured in the May edition of Ideal Home magazine. Coloured-themed borders surround a manicured lawn and connect to separate seating areas, a kitchen garden with irrigation system, a heated dining area and a Zen Garden. A statement water feature is prominently positioned to the rear of the garden and there is gated access, and an attractive timber shed with a 'Dutch' roof design.

LOCATION

Girton is a highly favoured residential area to live, lying just 2 miles north-west of the city with a fast approach via the Huntingdon Road. There is excellent schooling for all age groups within the area and within walking / cycling distance of the well-regarded Independent Prep schools of St John's College and King's College. The University of Cambridge Primary School is close by in Eddington and the property is also within the catchment area for the Girton Glebe Primary School and Impington Village College. Girton has its own golf course and tennis club and the village is situated on the edge of open countryside over which there are some pleasant walks. A Sainsburys supermarket can be found in Eddington whilst others shops can be found on nearby Histon Road. Road links to both the A14 and M11 are also superb, making this property ideal for any commuter into the cities of London or Birmingham. Rail travel is also available via the Cambridge North Station,



TENURE

Freehold

SERVICES

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

LOCAL AUTHORITY

Cambridge City Council. Council tax band - E

SERVICES

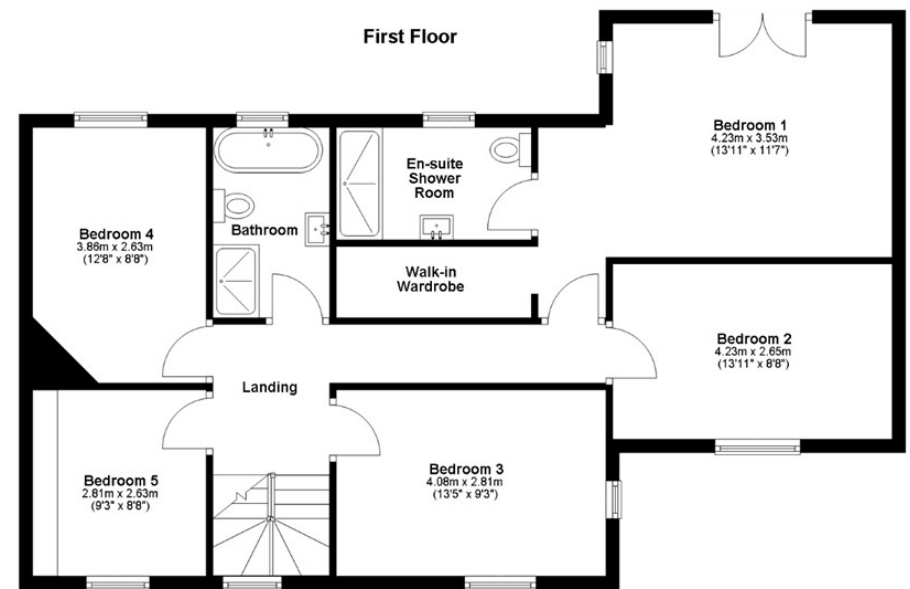
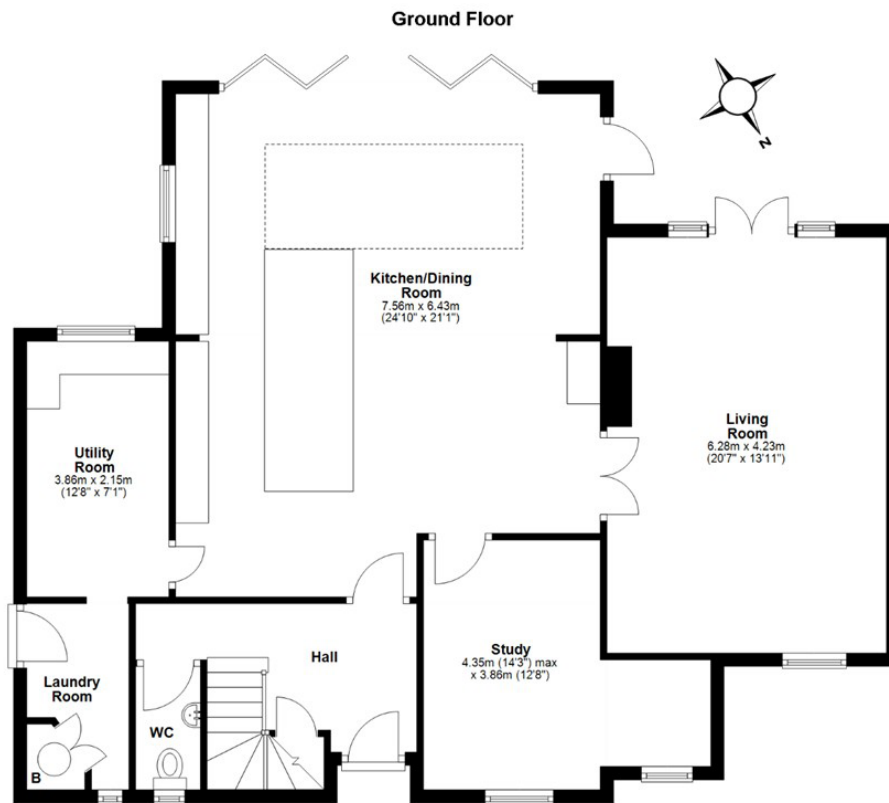
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FIXTURES AND FITTINGS

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



Approx. gross internal floor area 200 sqm (2150 sqft)







