



21 Grantchester Road, Cambridge, CB3 9ED
Guide Price £1,800,000 Freehold



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A SUBSTANTIAL SIX-BEDROOM, DETACHED FAMILY HOME PROVIDING WONDERFUL ACCOMMODATION APPROACHING 3000 SQFT, SET IN STUNNING PRIVATE GARDENS WITH SECURE OFF-ROAD PARKING IN NEWNHAM.

- 2998 sqft / 278 sqm detached property
- 6 bedrooms, 3 reception rooms, 2.5 bathrooms
- Secure parking for up to 4 vehicles
- Scope for an electric charging point
- Handmade kitchen with birch cabinets, Miele appliances & granite working surfaces
- Gas-fired heating to radiators
- East, south & west-facing balconies to the upper floors
- Tranquil gardens capturing morning, afternoon and evening sun. Plot size. 0.12 acres.
- Storeroom/workshop
- EPC – D / 64

This handsome and imposing family home in Newnham has three upper floor balconies and stands detached within beautifully designed grounds which provide a high degree of privacy, immaculate colourful gardens and secure off-street parking for up to four vehicles.

The property was built in 1970 and has been significantly improved and remodelled in recent years to create flexible accommodation with a high degree of natural light, over three extensive floors. A Minimalist interior design with bespoke finishes and extensive glazing adds a contemporary feel and enhances all rooms. The layout cleverly connects the inside areas to tranquil outside spaces.

A bright and spacious central reception hall divides two impressive principal reception rooms. A broad, full-depth, dual-aspect kitchen/dining/family room enjoys views to established gardens, provides an extensive and well-equipped kitchen with ample dining space to suit all occasions and a comfortable seating area. The dual aspect sitting room has an attractive solid wood floor and bespoke storage cupboards and access to a patio area via sliding glazed doors. A stylish glazed lobby provides access to the front parking area and leads to a useful utility room and second living room with access to a private decked terrace.

Upstairs, the light-filled landing leads to all first-floor accommodation and a large Wisteria covered balcony. There are four spacious double bedrooms and a luxurious shower room.

The generous second floor level provides excellent flexibility for various set ups. There are two expansive bedrooms, both providing balconies and a separate luxurious bathroom suite. Both bedrooms one and two benefit from large walk-in wardrobes. Far-reaching and uninterrupted views of the surrounding area can be enjoyed from both balconies.

Outside, the property is set back from the road and fully enclosed by tall fencing which provides security and screening. There is a large driveway providing ample parking and additional storage space. Colourful and beautifully maintained gardens wrap-around the property providing deep borders of various plants and herbaceous perennials, manicured lawns, a large, decked terrace for outside dining and a greenhouse.

Location

Grantchester Road forms part of the popular Newnham area on the west side of the city. It is well positioned for access to the village amenities including shops, butcher, and chemist. There is a primary school, whilst further state and independent schools for all age groups are available in the city. The well renowned Hills Road Sixth Form College is also within easy cycling distance.

The city centre, Colleges and various University Departments can be approached on foot or by bicycle via 'The Backs' and in addition there are riverside walks to Grantchester. The railway station (about 2.25 miles) and the M11 (about 1.5 miles) are easily accessible. Addenbrooke's Hospital/ biomedical campus is about 2.25 miles.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.

Council Tax Band - G

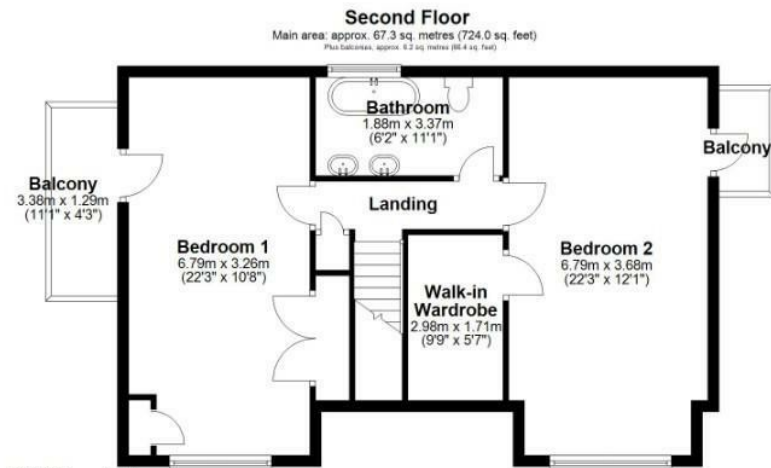
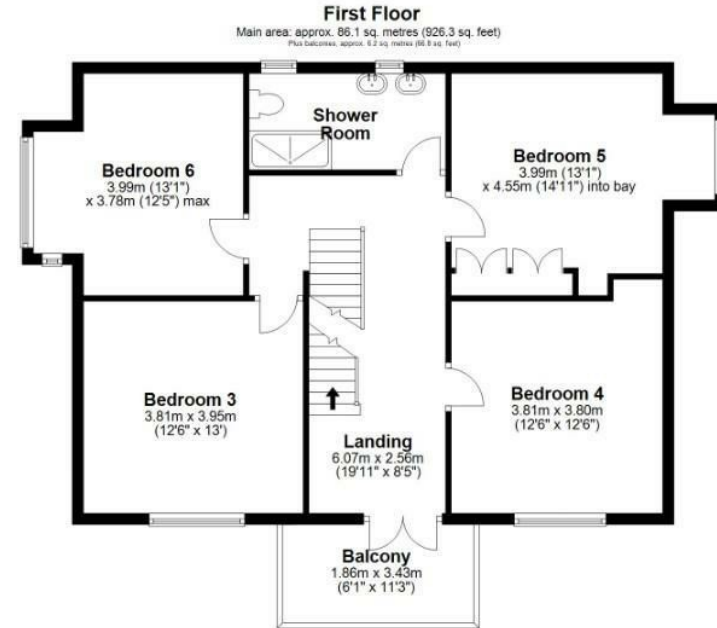
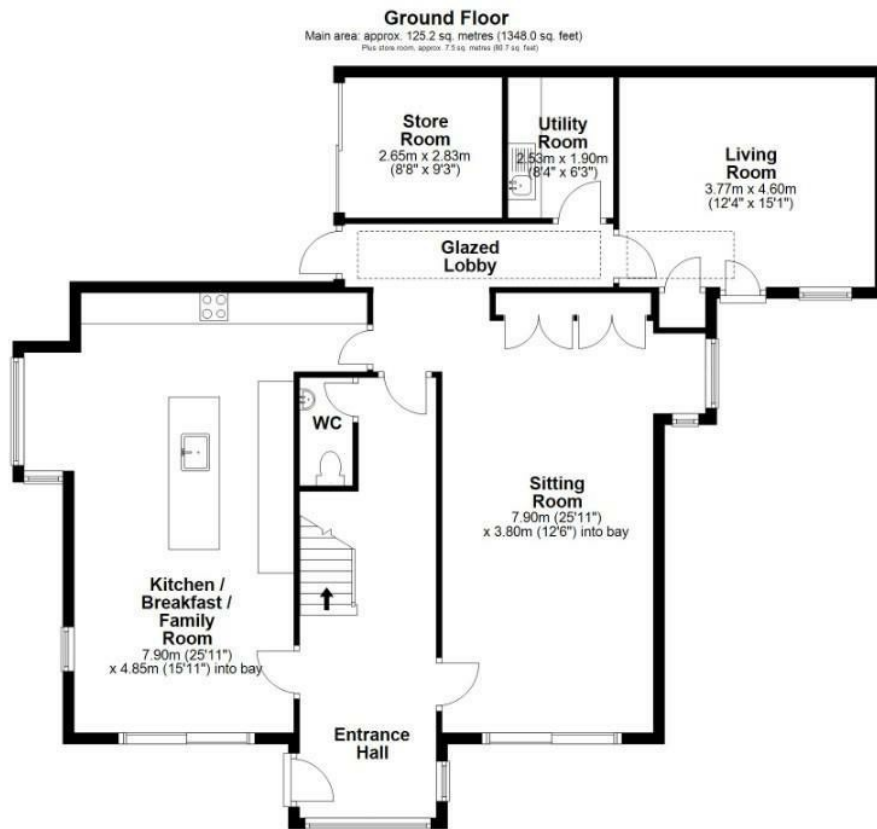
Fixtures and Fittings

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.





Main area: Approx. 278.5 sq. metres (2998.3 sq. feet)
Plus balconies, approx. 12.4 sq. metres (133.2 sq. feet)
Plus store room, approx. 7.5 sq. metres (80.7 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	64	78
		EU Directive 2002/91/EC

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.

