



1 Champneys Walk, Cambridge, CB3 9AW  
Guide Price £1,300,000 Freehold



rah.co.uk  
01223 323130



**A LARGE, 5-BEDROOM DETACHED HOUSE WITH A DOUBLE GARAGE, DRIVEWAY PARKING AND ESTABLISHED GARDENS, LOCATED ON A QUIET MODERN CUL-DE-SAC, OFF GRANGE ROAD. OFFERED WITH NO ONWARD CHAIN.**

- 1937 sqft / 180 sqm excl. garage
- 5 double bedrooms, 2 receptions, 2.5 bath
- Established rear garden - 15.14m x 9.69m
- Triple aspect living room
- EPC – E / 52
- Detached house built in 1988
- Double garage and driveway
- Pressurised gas central heating to radiators
- Refitted shower room
- No onward chain

1 Champneys Walk was built in 1988, stands detached with a double garage and driveway parking, occupying a corner plot position within this exclusive cul-de-sac development, off Grange Road.

The property has been well-cared for, immaculately presented and provides light and spacious rooms over three extensive floors, with a practical layout, which can be easily remodelled.

The accommodation comprises a large reception hall with built-in storage cupboards and a WC off, a triple aspect living room with feature side window, fireplace and glazed doors opening to the garden, a dual aspect dining room and a spacious and well-equipped kitchen/breakfast room, which provides access to a useful utility room, integral double garage and the rear garden.

Upstairs, the first-floor landing houses the hot water cylinder and leads to the family bathroom suite, principal bedroom suite with built-in wardrobes and ensuite shower room and two further double bedrooms, also benefiting from built-in wardrobes.

The second floor comprises a large landing area with built-in storage and two double bedrooms.

Outside, the rear garden offers a high degree of privacy, is well established with mature planting and has gated side access. Off-road parking is at the front of the property, in front of the garage.

**Location**

Champneys Walk is situated in the university city of Cambridge, just off Grange Road in the Newnham district, and from the rear overlooks Queens college garden.

Cambridge is recognised as an important centre for the 'high tech' and bio-tech industries with the University Research and Development Laboratories, Science Park, ARM, Microsoft, Astra Zeneca and Addenbrooke's Hospital and Biomedical Campus.

Newnham has its own bustling independent shopping area. including Doctor's Surgery, Chemist, Butcher, Delicatessen. Co-op and thriving coffee shop with bakery. There is a popular busy daily market in Cambridge Market Square along with restaurants, bookshops and all the other amenities one would expect of this renowned university city. There are also two shopping malls in central Cambridge, the Grand Arcade and the Grafton Centre.

Cambridge railway station is 1.6 miles away with frequent services to London Liverpool Street and King's Cross with journeys taking from 50 minutes, as well as to Stansted and Gatwick airports. Cambridge is well connected for the A14, A10 and the M11 which leads both south towards London and Stansted and North towards the A1M to York and beyond.

Schools. Excellent state and independent schools for all age groups include, Kings, St John's, The Leys, The Perse, The Stephen Perse Foundation and St Mary's School (Independent) and Newnham Croft Primary School 0.4 miles and Parkside Community College 1.4 miles (State). Hills Road and Long Rd sixth form colleges are 2.4 and 1.7 miles respectively. There are useful cycle and bus routes to all these establishments.

**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**

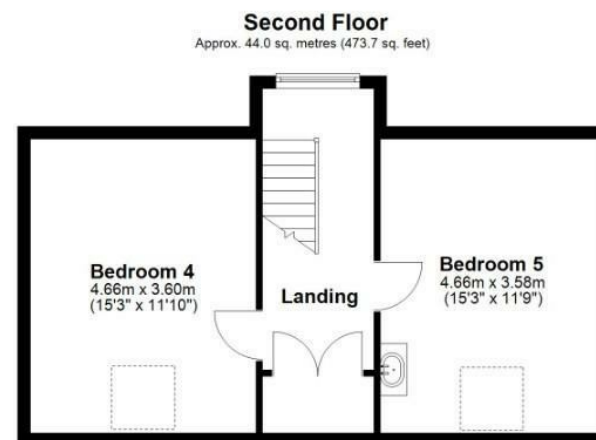
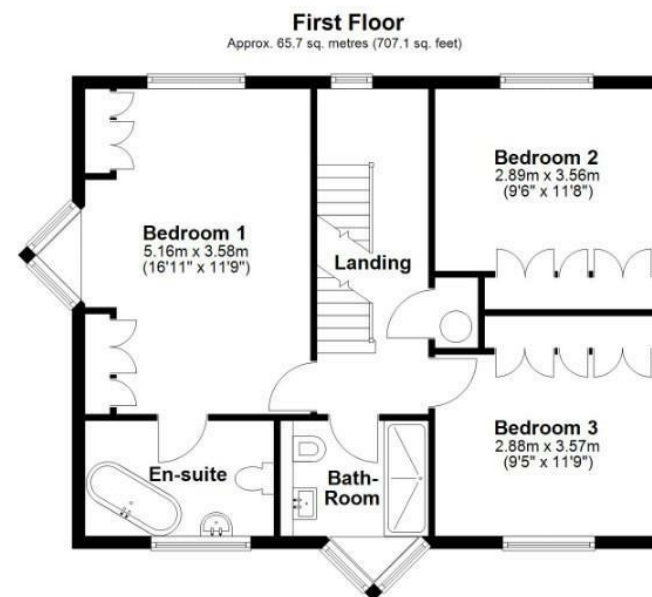
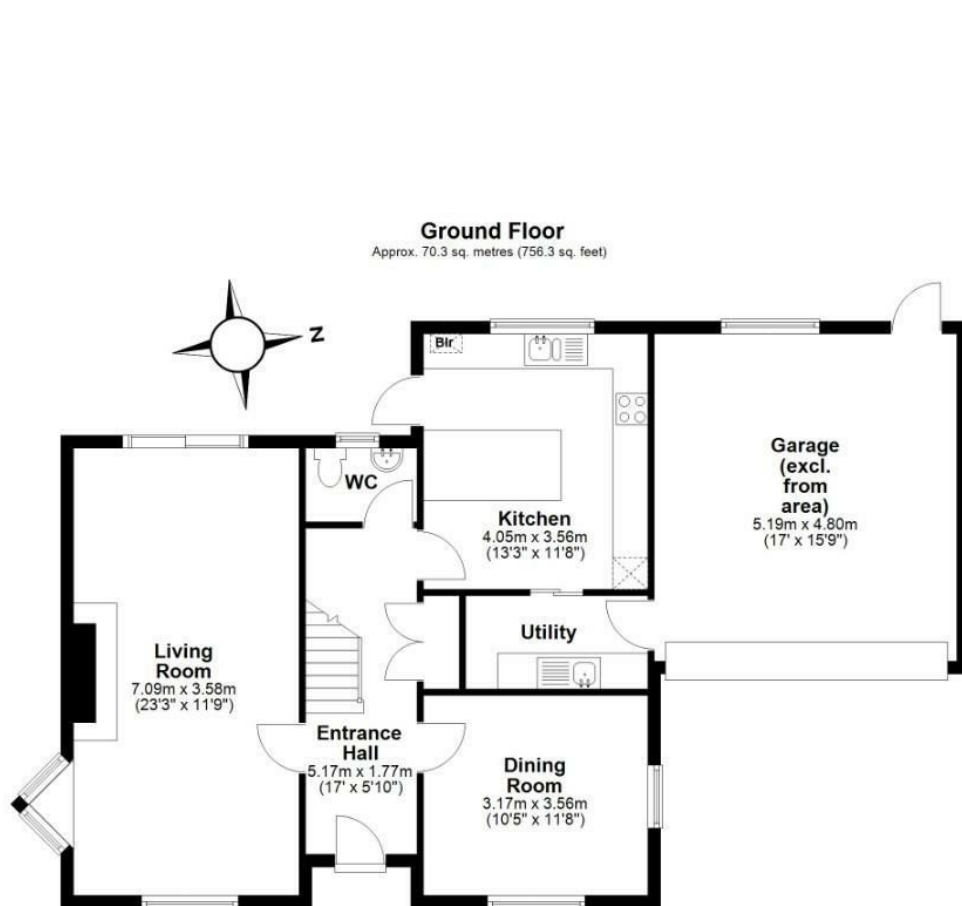
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.











Total area: approx. 180.0 sq. metres (1937.1 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>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         |                         |
|                                             |         | EU Directive 2002/91/EC |

79

52





