



Beaumont Road, Cambridge, CB1 8PX

**CHEFFINS**



## Beaumont Road

Cambridge,  
CB1 8PX

A most impressive and substantial detached residence with versatile accommodation arranged over two floors extending to about 2,465 sq ft. The property stands well within its own gardens incorporating driveway, integral garage and landscaped rear garden with paved patio and well-stocked flowering beds as well as mature shrubs. The property is located in this eagerly sought after and convenient location, on the south side of the city and within easy access of the Addenbrookes Campus and the new railway station at Cambridge South, due to open 2026.

5 4 3

**Guide Price £1,250,000**







## ENTRANCE DOOR

leading into:

## ENTRANCE HALLWAY

coved ceiling with inset downlighter, radiator, double glazed frosted windows to the front and wooden flooring.

## STUDY/HOME OFFICE

coved ceiling, wooden flooring, radiator, double glazed window to the front.

## RECEPTION HALLWAY

staircase rising to the first floor with return landing, natural timber handrails, painted newel posts and spindles with understairs storage cupboard, parquet flooring, coats cupboard with shelving and hanging rail, radiator, double glazed window to the front.

## CLOAKROOM

fitted with white suite comprising wash hand basin with mixer tap, tiling to splashbacks and storage cupboard below, dual flush w.c., coved ceiling, extractor fan, radiator.

## LIVING ROOM

coved ceiling with inset downlighters, parquet flooring, radiators, feature open fireplace with stone mantel and surround and slate hearth, parquet flooring, wall lights, double glazed windows to the front and rear, a pair of double glazed doors opening out to the garden.

## KITCHEN/DINING/SITTING ROOM

Kitchen is fitted with a generous range of storage cupboards to base and eye level with solid wood working surfaces with matching upstands and a double bowl butler style sink unit with mixer tap and separate boiling water tap, range of fitted appliances including Zanussi double oven, fitted microwave oven and warming drawer, six ring CDA gas hob with glazed splashback and extractor hood above, fitted and concealed fridge and freezer, fitted and concealed Bosch dishwasher, coved ceiling with a range of inset downlighters as well as hanging lamps, double

glazed windows to two aspects and two sets of twin double glazed doors leading out to the garden, feature part vaulted ceiling and radiators.

## UTILITY/BOOT ROOM

with range of fitted storage cupboards and drawers incorporating concealed fridge and freezer, rolltop working surfaces with inset single drainer sink unit with mixer tap and tiling to splashbacks, plumbing and space for automatic washing machine, space for tumble dryer, radiator, extractor fan, double glazed windows and door to the side and personal door through to garage.

## GARAGE

with remote control up and over door, Baxi Megaflo wall mounted gas fired boiler with pressurised hot water cylinder and water softener, power and light.

## ON THE FIRST FLOOR

## LANDING

coved ceiling, access to loft space, radiator, double glazed window to the front.

## BEDROOM 1

coved ceiling, radiator, double glazed window to the rear, walk-in DRESSING ROOM with hanging rails, leading through to:

## ENSUITE SHOWER ROOM

large walk-in shower with drencher shower head and hand held rose, wash hand basin with mixer tap, dual flush w.c., storage cupboards, heated towel rail, radiator, coved ceiling, extractor fan, double glazed and frosted window to the side.

## BEDROOM 2

coved ceiling, radiator, fitted wardrobe to recess with hanging rail, fitted shelving to recess, double glazed window to the front.

## ENSUITE SHOWER ROOM

large walk-in shower with drencher shower head and hand held rose, wash hand basin with tiling

to splashbacks, dual flush w.c., storage cupboards, coved ceiling with extractor fan, wall shelving, heated towel rail/radiator, double glazed and frosted window.

## BEDROOM 3

coved ceiling, radiator, double glazed window to the rear.

## ENSUITE SHOWER ROOM

walk-in tiled shower with drencher shower head and hand held rose, wash hand basin with mixer tap, dual flush w.c., storage cupboard, coved ceiling, extractor fan, radiator, ceiling with inset downlighters.

## BEDROOM 4

coved ceiling, radiator, double glazed window to the rear.

## BEDROOM 5

coved ceiling, radiator, double glazed window to the front.

## BATHROOM

fitted with three piece suite comprising Whirlpool bath with mixer tap, shower attachment, wash hand basin with mixer tap and dual flush w.c., radiator, heated towel rail/radiator, coved ceiling, double glazed and frosted window to the front.

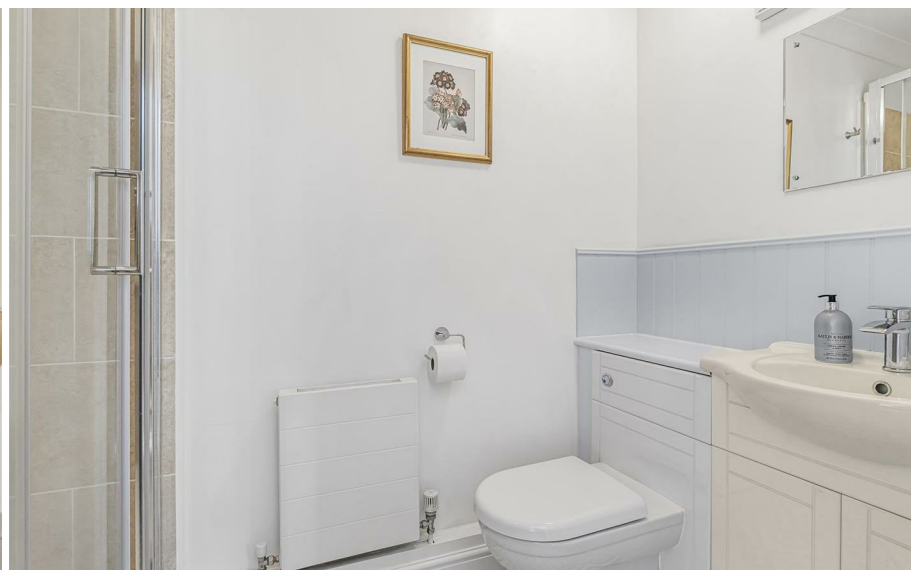
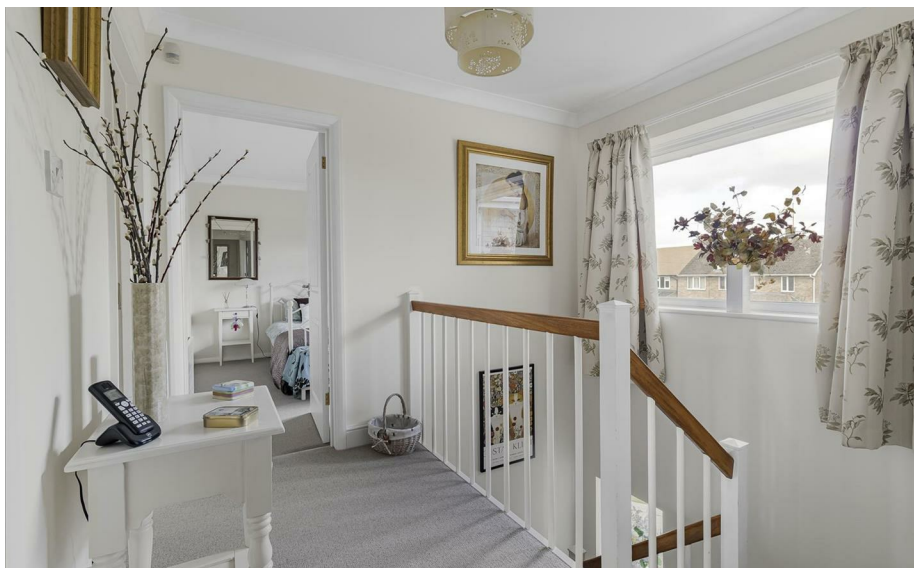
## OUTSIDE

Front garden with paved driveway and path, front garden principally laid to lawn and shrub beds, access to the side leading to good size rear garden which is principally laid to lawn and enclosed by fencing and hedging with large paved patio area, raised beds, pergola, mature trees and rockery.


## AGENTS' NOTE

The property is backing onto Netherhall Gardens, a residential development. There will be a designated 3-5m landscape buffer to minimise disruption to the property, with a further approximate 20m garden before any house.

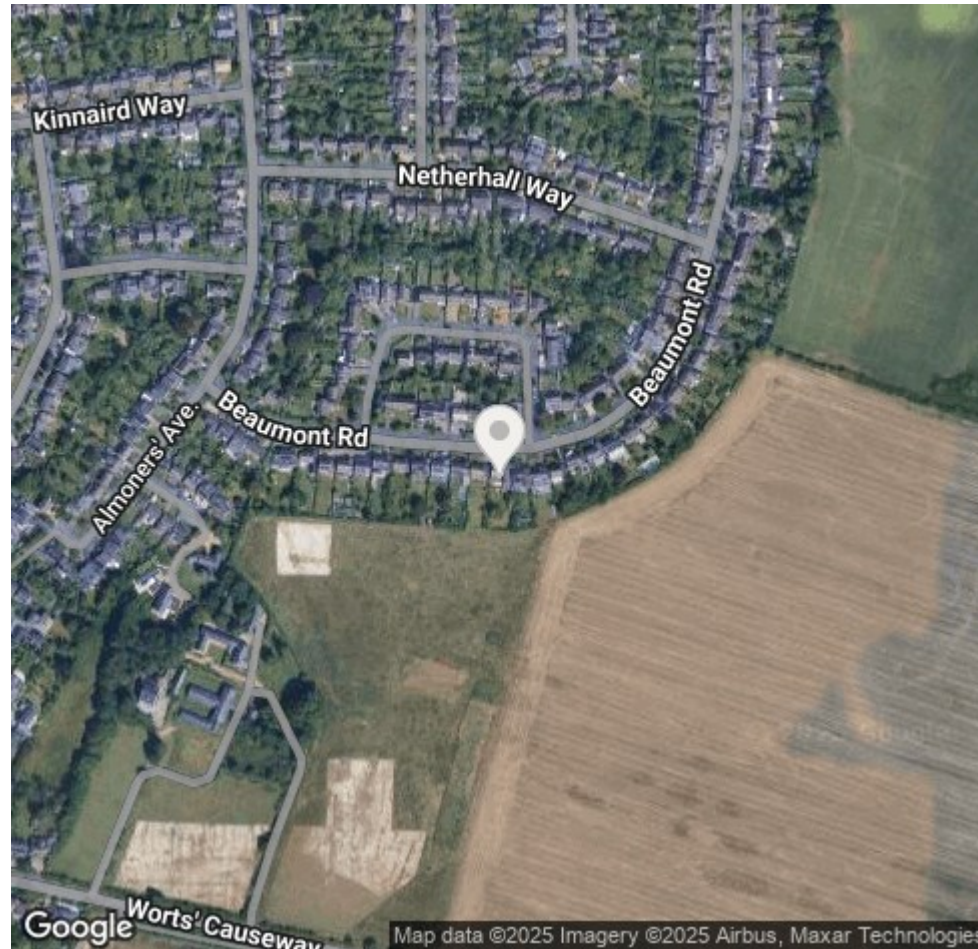
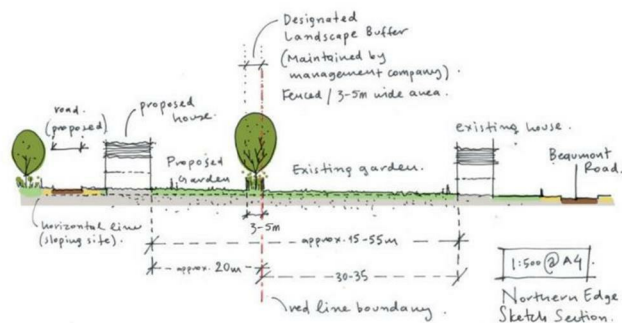




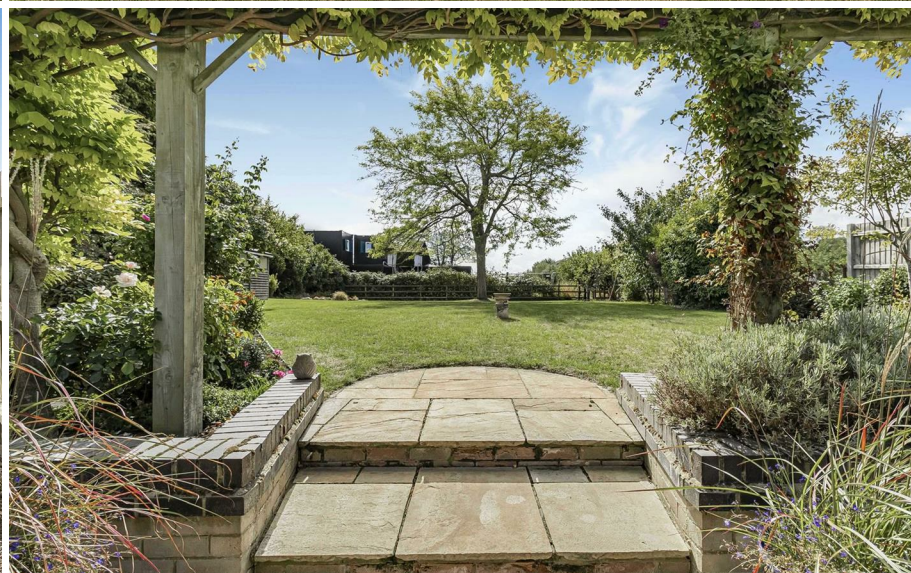
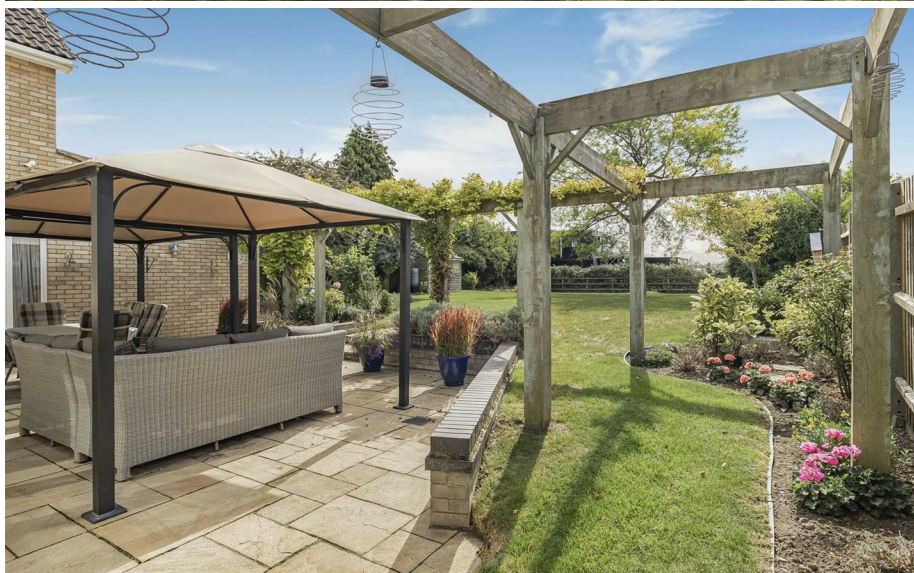


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price £1,250,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - Cambridge









**Approximate Gross Internal Area 2465 sq ft - 229 sq m  
(Excluding Garage)**

Ground Floor Area 1321 sq ft – 123 sq m

First Floor Area 1144 sq ft – 106 sq m

Garage Area 185 sq ft – 17 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

**CHEFFINS**

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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