



Petersham House, Pemberton Terrace, Cambridge, CB2 1JA

**CHEFFINS**



## Pemberton Terrace

Cambridge,  
CB2 1JA

A fine example of a late Victorian townhouse with spacious accommodation extending to about 2183 ft.<sup>2</sup> in the prestigious Newtown District of the city so conveniently placed for access to Lammas Land, River Cam, railway station, city centre, Grand Arcade, Botanical Gardens as well as a wide range of schooling. This elegant home benefits from an enclosed south facing garden of about 60 feet as well as resident's parking and garage. The house was designed by well known architect, Richard Reynolds Rowe, also responsible for other well known Cambridge buildings such as the Cambridge Corn Exchange, currently celebrating its 150th anniversary.

4 2 3

Guide Price £1,500,000







**STONE STEPS RISING TO PANELLED ENTRANCE DOOR**

with leaded and coloured glass pane with glazed picture lights above.

**RECEPTION HALLWAY**

with staircase to upper and lower floors, tall ceilings with moulded cornicing, radiators, exposed and sealed floorboards, decorative newel post, natural timber handrails and painted spindles. panelled and glazed door with adjoining windows leading out to the rear garden.

**DRAWING ROOM**

tall ceilings, decorative moulded cornicing, picture rail, moulded archway, feature fireplace with marble hearth and surround, tiled hearth fitted with gas real flame effect fire, fitted adjustable bookshelving to chimney breast recess, exposed and sealed floorboards, sash bay window to the front and sash windows to the side and a pair of radiators.

**SITTING ROOM**

moulded cornicing, decorative moulded archway, picture rail, double panelled radiator, exposed and sealed floorboards, sash windows to the side and rear. Staircase leading to:

**GROUND FLOOR**

with understairs shelved pantry cupboard and additional storage cupboard, tiled floor, window to the rear.

**DINING/FAMILY ROOM**

wall lights, open fireplace, fitted original cupboards to chimney breast recesses, wooden flooring, radiator, sash windows to the front and side.

**KITCHEN/BREAKFAST ROOM**

one and a half bowl enamel sink unit with mixer tap, storage

cupboards, island with granite top, freestanding cooking range, tiled floor, double panelled radiator, sash windows to the side and rear, glazed door with steps rising to garden.

**UTILITY/BOOT ROOM**

plumbing and space for automatic washing machine, fitted stone shelves, coat hooks, tiled floor.

**ON THE SECOND FLOOR****LANDING**

staircase rising to upper floor, natural timber newel post, handrails and painted spindles, exposed and sealed floorboards, tall ceilings, coving, radiator, high level window to the rear.

**BEDROOM 1**

feature fireplace (currently sealed), wooden mantel and surround, fitted cupboards to chimney breast recesses, further fitted wardrobe cupboards, tall ceilings with moulded cornicing, exposed and sealed floorboards, radiator, sash window to the side and twin casement window to the front.

**BATHROOM**

fitted with white suite comprising a pair of wash hand basins, low level w.c. and tiled panelled bath with mixer/shower tap, exposed and sealed floorboards, radiator, tall ceilings with moulded cornicing, sash window to the side.

**BEDROOM 2**

tall ceilings with moulded cornicing, picture rail, wash hand basin with tiled surrounds, fitted wardrobe cupboard, exposed and sealed floorboards, radiator, sash window to the side.

**SEPARATE TOILET**

with low level w.c., and wash hand basin, wooden flooring, casement window to the rear.

**ON THE THIRD FLOOR****LANDING**

with exposed and sealed floorboards, casement window to the rear, access to loft space, built-in cupboard with shelving.

**BEDROOM 3**

tall ceilings, exposed and sealed floorboards, radiator, sash windows to the front and side.

**BEDROOM 4**

Victorian cast iron fireplace, tall ceilings, radiator, exposed and sealed floorboards, sash window to the side.

**BATHROOM**

tall ceilings, access to loft space, fitted with white suite comprising tiled panelled bath, shower above with glazed shower screen, low level w.c., bidet and wash hand basin with tiled surround and storage cupboard below, cupboard housing Ideal Mexico gas fired boiler, insulated hot water tank and slatted shelving, exposed and sealed floorboards, radiator, sash window to the side.


**OUTSIDE**

Rear garden of good size, paved terrace with pergola above, well stocked flowering and shrub beds with gated pedestrian access and GARAGE to the rear, casement window, power and light connected, personal door to side, door to front.







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	

Guide Price £1,500,000

Tenure – Freehold

Council Tax Band – G

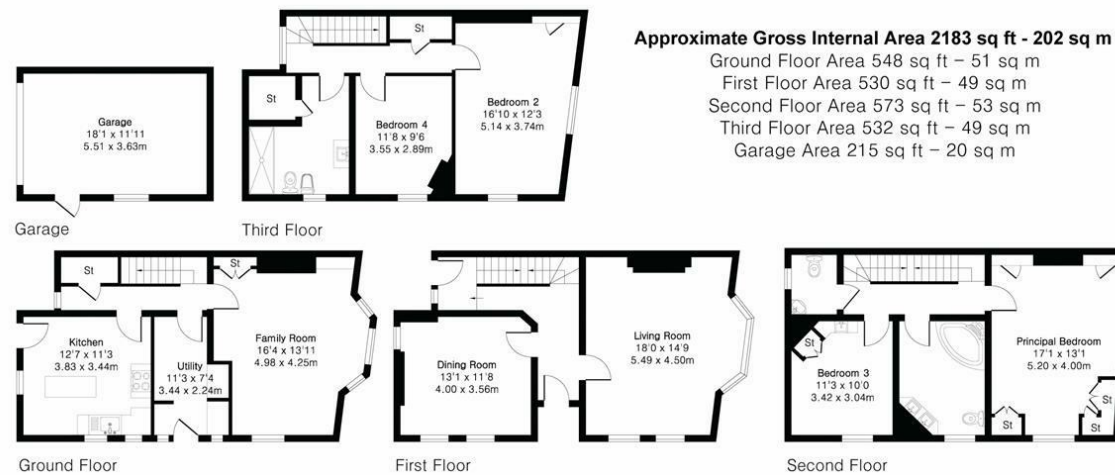
Local Authority – Cambridge City Council











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 as defined by RICS code of measuring practise. No guarantee is given on 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.



**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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