



One Tree Road, Trumpington, CB2 9BT

**CHEFFINS**



## One Tree Road

Trumpington,  
CB2 9BT

A most impressive and substantial detached three storey residence of generous proportions with enclosed, landscaped rear gardens as well as large detached garage with useful studio above occupying a desirable location on the Grantchester side of Trumpington conveniently placed for access to the country park, and Byron's Pool as well as a good range of local amenities, schooling, major road links and convenient for access to Addenbrooke's Campus with Cambridge South station due to open in 2026.

5 5 2

**Guide Price £1,100,000**





## LOCATION

Trumpington is a favoured location on the south-west side of the city, greatly benefitting from a good range of local amenities including 3 primary schools, secondary schools, various shops and supermarkets, conveniently located for access to the Addenbrookes campus, with swift access to the M11 as well as the village of Great Shelford. Cambridge city centre is conveniently located 3 miles distant and is accessed via car or a variety of cycle or bus routes, including the guided busway to the railway station.

**ENTRANCE PATHWAY**

with walled shrub border with a covered porchway, solid wooden door with glazed panel to side, storage cupboard in porch with recessed bench.

**ENTRANCE HALL**

with stairs leading to first floor, utility cupboard, door to cloakroom, double glazed doors to kitchen, radiator, door to living area.

**LIVING ROOM**

with windows to two aspects, bi-fold doors leading out to garden, a pair of radiators.

**OPEN PLAN KITCHEN/DINING ROOM**

with window to the front, large full size floor to ceiling window to the rear, a pair of doors onto garden patio. 5 ring AEG gas hob, double AEG oven, top oven is combi convection and microwave, low oven is convection. To the side integrated double height fridge, undercounter freezer, range of pantry style drawers and cupboards, undercounter cupboards and one and half sink with hot and cold mixer tap, undercounter cupboards, integrated dishwasher. DINING AREA with double radiator, inset downlighters, double panelled radiator to snug overlooking garden. Ideal boiler located in cupboard in kitchen to the right of the cooker.

**CLOAKROOM**

with frosted glass window overlooking garden, extractor fan, inset downlighters, wash hand basin with fitted cupboards below, low level dual flush w.c., additional storage cupboard, radiator.

**UTILITY CUPBOARD**

with plumbing and space for washing machine and consumer unit.

**ON THE FIRST FLOOR****LANDING**

with stairs leading to second floor, radiator.

**PRINCIPAL BEDROOM**

double glazed windows to front aspect, wardrobes on either side leading through to:

**ENSUITE**

with frosted full height floor to ceiling window overlooking garden, bath with handheld shower rose, wall mounted wash hand basin with hot and cold mixer tap, low level w.c. with dual flush, tiled surround, glass panel shower with waterfall shower and handheld shower rose.

**BEDROOM 2**

with double glazed windows to front aspect, radiator, built-in wardrobe, into:

**ENSUITE**

wall mounted towel rail, wall mounted wash basin with mirror cabinets with cupboards above, low level w.c., with dual flush, glazed door shower unit with waterfall shower and hand held rose, frosted glazed window to front aspect.

**BEDROOM 3**

with window to rear and radiator.

**FAMILY BATHROOM**

with bath, tiled surround, wall mounted shower rose, wall mounted hand wash basin with hot and cold mixer taps, low level w.c., with dual flush, wall mounted heated towel rail, frosted glazed window to rear aspect.

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

with radiators, cupboard to eaves storage.

**BATHROOM**

with wall mounted heated towel rail, wall mounted hand wash basin with hot and cold mixer tap, mirror cabinet above, low level w.c. with dual flush, glazed shower unit with waterfall shower and hand held shower rose.

**BEDROOM 4**

with double glazed windows to front aspect, double panelled radiator, additional cupboard to eaves storage.

**BEDROOM 5**

with double glazed windows to front aspect, double panelled radiator.

**OUTSIDE**

To the rear with good size patio, laid to lawn with shrub borders, pathway leading to DOUBLE WIDTH GARAGE with rear access and STUDIO on first floor. Tree beds with railway sleepers to the rear of the garden. Storage for bins, side access door through to DOUBLE WIDTH GARAGE, electric up and over doors and lights.

**STUDIO**

with secure wooden door into:

**ENTRANCE HALLWAY**

off hallway to:

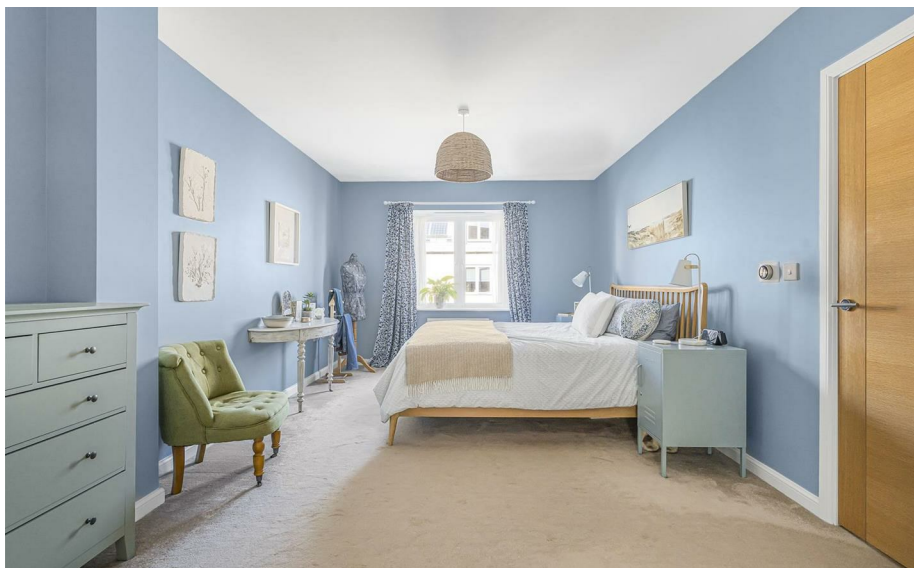
**BATHROOM**


with a glazed waterfall shower with hand held rose, window to the front aspect, hand wash basin unit with built-in cupboards below, hot and cold mixer tap, low level w.c., with dual flush, radiator.

**OPEN PLAN LIVING SPACE**

with area for sofas, dining table and to windows overlooking front aspect. Kitchen unit with single sink and drainer, cupboard with Ideal gas boiler (separate from the main house), storage cupboards and drawers below. A pair of double panelled radiators, engineered oak floor, access panel to loft space, further windows overlooking the rear, full height floor to ceiling windows.





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>	77	83
(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 £1,100,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - Cambridge City Council





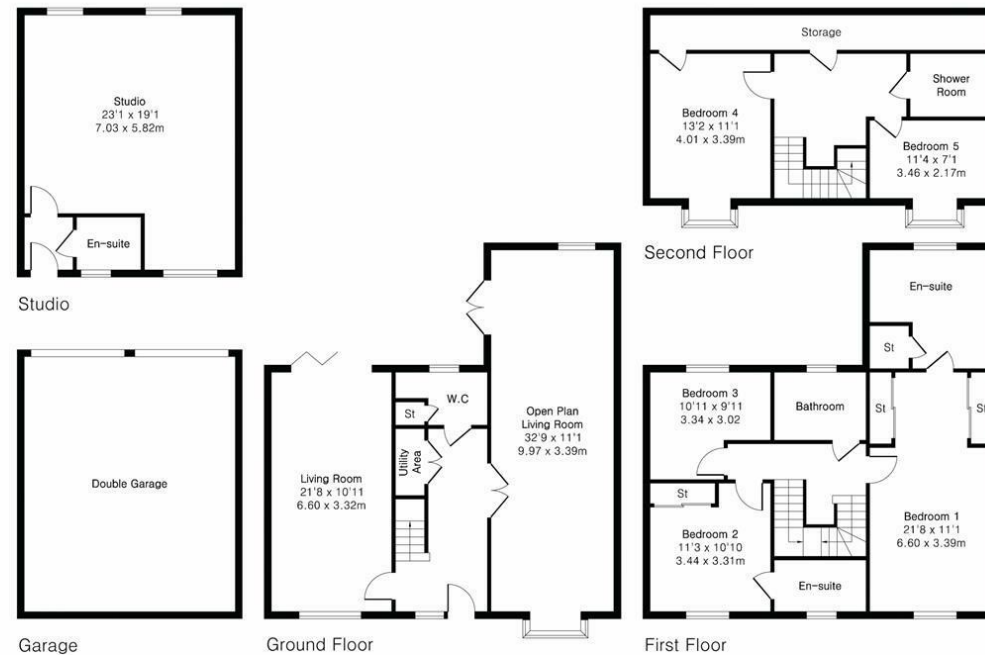
**Approximate Gross Internal Area 2003 sq ft - 186 sq m  
(Excluding Studio)**

Ground Floor Area 796 sq ft – 74 sq m

First Floor Area 790 sq ft – 73 sq m

Second Floor Area 417 sq ft – 39 sq m

Studio Area 440 sq ft – 41 sq m



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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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)

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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