



The Spinney, Cambridge, CB1 3SF

CHEFFINS

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Cambridge,
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Guide Price £1,100,000

- Exceptional Five Bedroom Detached Family Home
- Beautifully Remodelled Throughout
- Stunning Split Level Accommodation Finished To A High Specification
- Superb Principal Bedroom Suite With Dressing Area And Ensuite
- Four Further Versatile Bedrooms
- Two Luxury Bath And Shower Rooms
- Impressive Sitting Room With Bi Folding Doors
- Vaulted Breakfast Atrium And Separate Dining Room
- Lower Ground Floor Family Room/Gym And Utility Room
- Solar Panels With Battery

Occupying an enviable position within the exclusive private setting of The Spinney, this exceptional detached family home has been comprehensively remodelled to an exceptional standard, offering beautifully appointed split level accommodation of outstanding quality. Featuring a bespoke kitchen, vaulted breakfast atrium, impressive principal suite, versatile lower ground floor living space and beautifully landscaped gardens with multiple entertaining terraces, the property is completed by a garage, generous driveway parking and a superb setting close to Cambridge city centre. Offered with no onward chain.





LOCATION

The Spinney is an exclusive private cul-de-sac situated in one of Cambridge's most sought-after residential locations, offering a peaceful setting whilst remaining within easy reach of the city centre. The property is ideally placed for Addenbrooke's Hospital, the Biomedical Campus, Cambridge railway station and a number of highly regarded independent and state schools, including The Perse, St Faith's and Hills Road Sixth Form College. A range of local amenities are available nearby, with excellent shopping, dining and leisure facilities in the city centre, while the M11 and A14 provide convenient links to London, Stansted Airport and the wider region.

ENTRANCE HALL

Oak entrance door with glazed side panel leading into a welcoming entrance hall with coved ceiling, inset LED downlighters, engineered oak flooring, radiator, deep built in storage cupboard fitted with hanging rail and shelving, panelled timber doors leading to the respective rooms and staircases rising to the upper ground floor and first floor accommodation together with stairs descending to the lower ground floor.

SHOWER ROOM

A cleverly divided room.

The shower area comprises tiled flooring, walk in shower enclosure with dual wall mounted shower heads accessed via a glazed sliding door, heated towel rail and inset LED downlighters.

A further panelled timber door leads through to the WC area comprising a concealed cistern low level WC with dual flush, wash hand basin with mixer tap and glazed splashback, tiled flooring, wall mounted mirror, inset LED downlighters, extractor fan and obscure double glazed window to the side aspect.

BEDROOM THREE

Coved ceiling, radiator and double glazed window to the front aspect.

BEDROOM FOUR

Coved ceiling, radiator and double glazed window to the side aspect.

SITTING ROOM

A superb reception room featuring coved ceiling, inset LED downlighters, wall mounted lighting and a continuation of the engineered oak flooring from the entrance hall. Radiator, double glazed window to the side aspect and a set of double glazed bi folding doors opening onto the raised hardwood decking, creating an excellent connection with the outside space. Timber staircase rising to the upper ground floor.

UPPER GROUND FLOOR

DINING ROOM

Coved ceiling, engineered oak flooring, radiator, double glazed windows overlooking the side and rear gardens and panelled timber door opening into the breakfast atrium.

BREAKFAST ATRIUM

An impressive space with vaulted ceiling creating an abundance of natural light. Wall mounted lighting, staircase rising to the first floor, bi folding doors opening onto the raised side decking together with a further double glazed door leading to external steps and opening through into the kitchen.

KITCHEN

Fitted with a comprehensive range of wall and base mounted storage cupboards and drawers beneath granite work

surfaces incorporating a one and a quarter bowl sink with mixer tap and drainer. Integrated AEG five ring gas hob with stainless steel splashback, extractor hood above and double oven below, integrated full height fridge with freezer compartment, space and plumbing for a dishwasher, inset LED downlighters and double glazed windows to the front and side aspects.

FIRST FLOOR

LANDING

Coved ceiling, inset LED downlighters, double doors providing access to a generous loft storage area and panelled timber doors leading to the respective rooms.

BEDROOM ONE

An impressive principal bedroom with coved ceiling, further loft access, raised reading platform with two built in cupboards housing additional storage together with the solar battery system, radiators, remote controlled Velux roof lights and double glazed window to the side aspect. Archway leading through to the dressing area.

ENSUITE SHOWER ROOM

Comprising a three piece suite including a shower enclosure with wall mounted shower head and glazed sliding door, concealed cistern low level WC with dual flush, wash hand basin with mixer tap and tiled surround, storage niche beneath the basin, illuminated mirror with integrated lighting, shaving point, inset LED downlighters, extractor fan and Velux roof light.

FAMILY BATHROOM

Beautifully appointed with a contemporary four piece suite comprising a large bath with mixer tap, generous walk in shower with both rainfall and handheld shower attachments behind a glazed screen, concealed cistern low level WC with dual flush and wash hand basin with mixer tap, tiled surround, storage drawers beneath and wall mounted mirrored cabinet. Tiled flooring, multiple heated towel rails, built in wall storage, inset LED downlighters, extractor fan and obscure double glazed window to the side aspect.

BEDROOM TWO

Fitted with an extensive range of built in wardrobes with hanging rails and shelving together with further eaves storage. Radiator, Velux roof light and double glazed window overlooking the garden.

LOWER GROUND FLOOR

HALLWAY/STUDY AREA

A versatile space offering excellent potential as a study or additional reception area featuring tiled flooring, inset LED downlighters, exposed brick wall, double glazed window to the side aspect and panelled timber doors leading to the respective rooms.

UTILITY ROOM

Fitted with a range of wall and base mounted storage

cupboards and drawers beneath treated timber work surfaces incorporating a stainless steel sink with mixer tap and tiled splashback. Space and plumbing for washing machine and tumble dryer, additional space for a fridge freezer and further storage. Continuation of tiled flooring, wall mounted Worcester gas fired boiler serving the domestic hot water and central heating systems, extractor fan and double glazed windows to the front and side aspects.

BEDROOM FIVE/FAMILY ROOM/GYM

A highly versatile room suitable for a variety of uses including a bedroom, games room, home gym or office. Featuring continuation of the tiled flooring, inset LED downlighters, radiator and double glazed windows to the side and rear aspects.

OUTSIDE

Occupying an attractive position within this exclusive private development, the gardens have been thoughtfully landscaped over a number of levels, creating a wonderful balance of entertaining areas, lawn and mature planting.

Immediately adjoining the sitting room is an impressive raised treated timber decking complete with a pergola, creating a superb setting for al fresco dining and relaxation. This terrace is framed by beautifully stocked flower and shrub borders providing colour and interest throughout the year.

To one side of the garden is an area principally laid to lawn enclosed by mature planting, whilst a paved pathway wraps around the property providing access to the side entrance. A timber storage shed, additional paved area and secure side gate provide excellent practicality.

The lawn continues around the opposite side where a further paved terrace offers another seating and entertaining area. A gravelled pathway leads to a further side gate before connecting with raised treated timber steps featuring brushed metal balustrades, rising to the elevated decking outside the breakfast atrium. This provides a wonderful elevated position from which to enjoy the gardens and complements the property's split level design.

To the front, the property is approached via The Spinney, a private gravel driveway, with Number 4 occupying the first position on the right hand side. A generous driveway provides off road parking both in front of and alongside the garage.

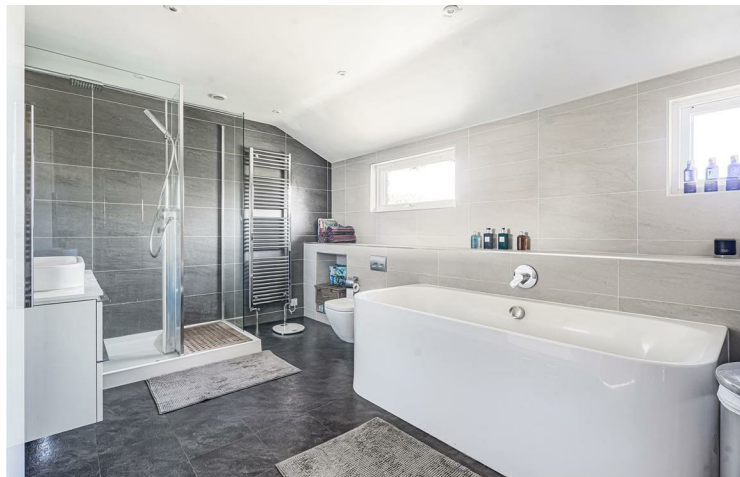
A treated timber pedestrian gate opens onto a paved pathway leading to both the front entrance door and the personnel door into the garage. The front garden is principally laid to lawn with a gravelled frontage enclosed by beautifully stocked mature flower and shrub borders. Atmospheric wall mounted lighting enhances the approach, whilst a recessed area behind the garage provides ideal bicycle and bin storage.

The garage is fitted with an electric up and over door together with power and lighting, providing excellent secure parking, workshop or storage space.

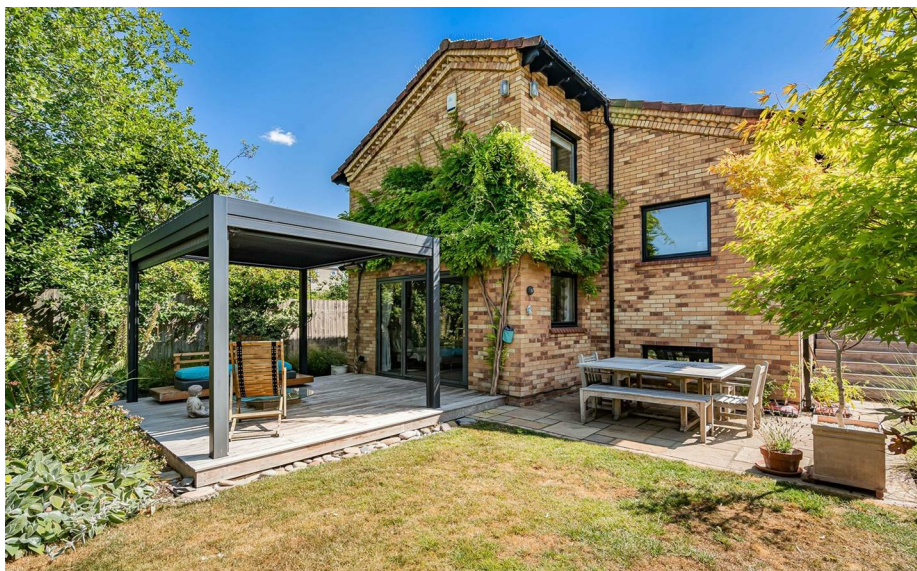




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

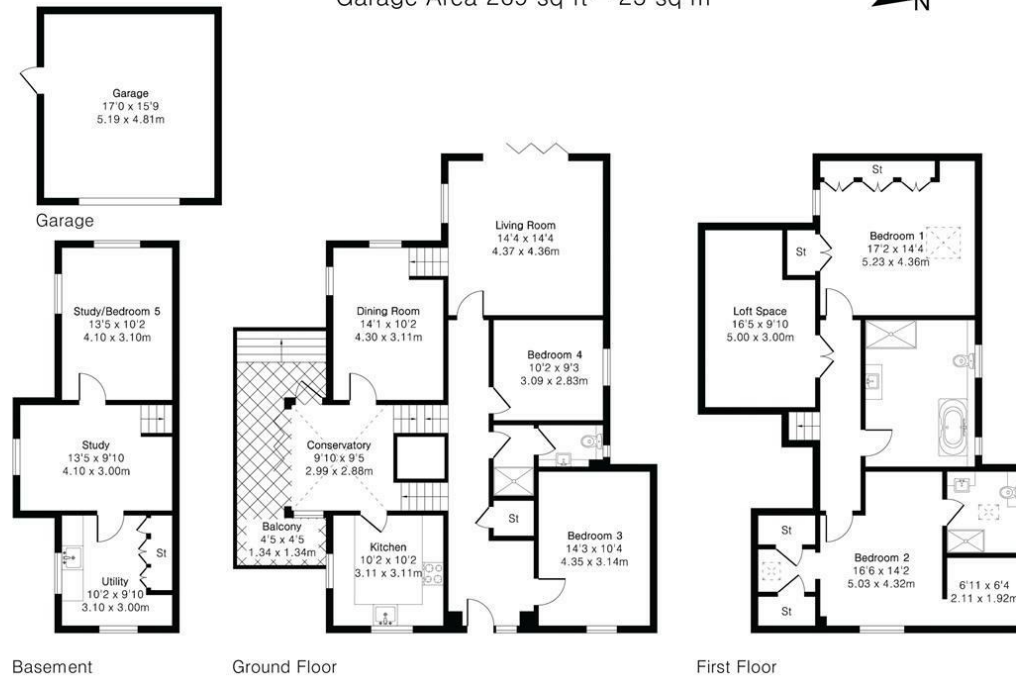


Guide Price £1,100,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - Cambridge City Council



**Approximate Gross Internal Area 2403 sq ft - 223 sq m
(Excluding Garage)**

Basement Area 395 sq ft – 37 sq m
Ground Floor Area 1088 sq ft – 101 sq m
First Floor Area 920 sq ft – 85 sq m
Garage Area 269 sq ft – 25 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.

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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>.

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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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