



Holbrook Road, Cambridge, CB1 7SX

CHEFFINS

Holbrook Road

Cambridge,
CB1 7SX

A most impressive and substantial detached 1930s residence of immense charm and character, with versatile accommodation currently including an interconnecting self contained annexe in all extending to about 3027 sqft. This fine home occupies a prestigious south city location just off Hills Road standing well within its own delightful established grounds of about 0.6 of an acre.

5 2 2

Guide Price £1,850,000





LOCATION

So conveniently placed for access to a good range of local amenities including schooling, Addenbrookes Campus and Cambridge South station due to open in 2026.

TIMBER PANELLED ENTRANCE DOOR

with leaded and coloured glass panes leading into:

ENTRANCE PORCH

with coved ceiling, coat hooks, wall light, radiator, double glazed windows and tiled floor.

LIVING ROOM

with coved ceiling, picture rail, feature fireplace with stone mantel, hearth and surround, understairs storage cupboard, double panelled radiator, double glazed window to the front, folding doors leading through to:

SITTING ROOM

feature open fireplace, tiled hearth and mantel into deep recess, picture rail, coving, parquet flooring, double panelled radiator, double glazed windows to the front and side approached via a pair of folding doors from Living Room.

REAR HALL

coved ceiling, radiator, double glazed frosted and coloured glazing and staircase rising to first floor.

KITCHEN/DINING ROOM

Kitchen is fitted with a generous range of natural wood cabinets and drawers with working surfaces with inset one and a half bowl single drainer sink unit with mixer tap, space for cooking range with extractor fan above, space for dishwasher, space for fridge/freezer, coved ceiling, double panelled radiator, double glazed windows to the front and rear, twin double glazed doors leading out to the garden.

SIDE HALL

with coving, picture rail, tiled floor, double panelled radiator, panelled and frosted double glazed door leading to outside.

SUDY

coved ceiling, picture rail, double panelled radiator, tiled floor, double glazed window to the front.

UTILITY ROOM

wall mounted Viessmann gas fired boiler providing domestic hot water and central heating system, butler style sink unit with grooved wooden drainer and working surface, space for washing machine and tumble dryer, shelved storage cupboard, extractor fan, double glazed window to the rear and tiled floor.

CLOAKROOM

fitted with white suite comprising wash hand basin with tiling to splashbacks, low level w.c., heated towel rail/radiator, tiled floor, extractor fan, double glazed and frosted window to the rear.

ON THE FIRST FLOOR

LANDING

with access to loft space, picture rail, radiators, a pair of double glazed windows to the rear.

BEDROOM 1

picture rail, double panelled radiator, double glazed windows to front and side.

BEDROOM 2

double panelled radiator, picture rail, double glazed window to the front.

BATHROOM

fitted with white suite comprising panelled bath with shower unit above, dual flush w.c., and wash basin with tiling to splashbacks and mixer tap, ceiling with inset downlighters, extractor fan, shelved cupboard, heated towel rail/radiator, double glazed and frosted window to the front.

BEDROOM 3

picture rail, radiator, double glazed window to the front.

BEDROOM 4

double panelled radiator, double glazed windows to the side and rear.

SELF-CONTAINED ANNEXE

with inter-connecting door from first floor landing with accommodation comprising:

ENTRANCE DOOR

with leaded and coloured glass panes into;

ENTRANCE HALL

staircase rising to the first floor, coving, dado rail, double coats cupboard, radiator, double glazed window.

CLOAKROOM

with low level w.c., wash hand basin with mixer tap and tiling to splashbacks, radiator, extractor fan.

KITCHEN/BREAKFAST ROOM

Kitchen is fitted with a generous range of storage cupboards and drawers, rolltop working surfaces with inset one and a half bowl single drainer sink unit, island with 4 ring gas hob with extractor fan above, drawers below, fitted Stoves double oven, fitted and concealed dishwasher, fitted and concealed fridge/freezer, breakfast bar, double panelled radiator, coved ceiling, double glazed windows to the side and rear.

LIVING/DINING ROOM

coved ceiling, wall lights, dado rail, feature open fireplace with tiled hearth and mantel, fitted with gas real flame effect fire, radiator, double glazed window to the rear, twin double glazed doors to the side.

GARDEN ROOM

tiled floor, double panelled radiator, double glazed windows with frosted and coloured glazed quarterlights, ceiling with inset downlighters, wall light.

ON THE FIRST FLOOR

LANDING

with inter-connecting door, airing cupboard with insulated hot water tank and slatted shelving, gas fired boiler, double glazed door with access to roof terrace, double panelled radiator.

BEDROOM

fitted wardrobe cupboards, radiator, double glazed windows to two aspects.

SHOWER ROOM

walk-in shower with drencher shower head, handheld rose, low level dual flush w.c., wall hung wash hand basin, access to eaves, heated towel rail/radiator, extractor fan, double glazed and frosted window to the side.


OUTSIDE

The property sits within its own delightful established grounds in all extending to about 0.6 of an acre. The property is accessed from Holbrook Road via a pair of metal gates leading to front garden with gravelled driveway, flowering and shrub beds, mature hedgerows, lawned area and rose garden. Covered bin and bike store with EV charger, paved pathways with gated access to either side leading to the rear garden.

Rear gardens are principally laid to lawn with a number of fine trees with paved patio adjoining the rear of the house. At the far end of the garden is a detached summerhouse and workshop with weatherboarded elevations underneath a pitched corrugated roof with power and light connected and covered verandah, water supply adjacent, productive fruit and vegetable gardens, compost area. All enclosed by mature hedgerow.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £1,850,000

Tenure – Freehold

Council Tax Band – G

Local Authority – Cambridge City Council



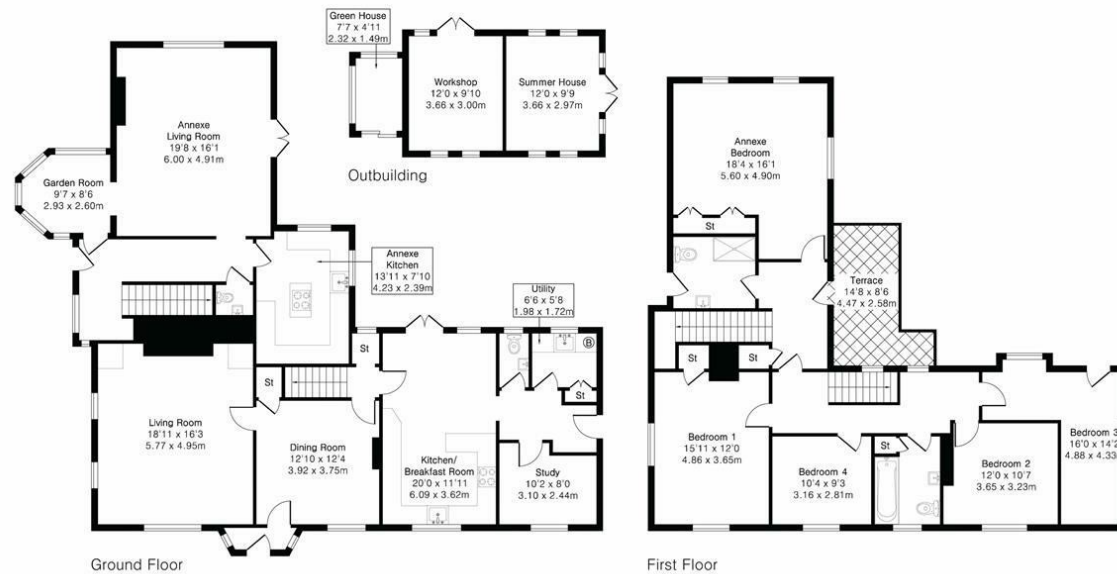


**Approximate Gross Internal Area 3027 sq ft - 281 sq m
(Excluding Outbuilding)**

Ground Floor Area 1743 sq ft - 162 sq m

First Floor Area 1284 sq ft - 119 sq m

Outbuilding Area 281 sq ft - 26 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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | 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.



CHEFFINS