



Porson Road, Cambridge, CB2 8ET

CHEFFINS

Porson Road

Cambridge,
CB2 8ET

A substantial detached residence extending to approximately 3,174 sq ft, set within mature, enclosed gardens of around one-third of an acre, with driveway parking, garaging, a studio and useful outbuildings. Occupying a particularly desirable and sought-after position just to the south of the city centre, accessed off Trumpington Road, the property is conveniently placed for an excellent range of schooling, local amenities and the many attractions of Cambridge city centre.

5 3 3

Guide Price £1,900,000





LOCATION

Porson Road enjoys a highly sought-after south Cambridge location, offering an excellent balance of convenience, connectivity and lifestyle. Situated just off Trumpington Road, the area provides easy access to the city centre, the historic colleges of Cambridge, and the extensive shopping, dining and leisure amenities the city has to offer. Residents benefit from close proximity to the Cambridge Biomedical Campus and Addenbrooke's Hospital, making it particularly attractive for professionals, while Cambridge Railway Station and Cambridge South Station are within easy reach for commuters travelling to London and beyond. The area is also renowned for its selection of highly regarded schools, attractive green spaces and excellent walking and cycling routes, all contributing to its reputation as one of Cambridge's most desirable residential locations.

COVERED ENTRANCE

with tiled floor, carriage lamp, six panelled timber entrance door leading into:

RECEPTION HALLWAY

staircase rising to the first floor with natural timber handrail, newel post and spindles with understairs storage cupboard, wooden flooring with recessed matwell, double coats cupboard with hanging rail and storage cupboard above, radiator, double glazed window to the front.

CLOAKROOM

fitted with white suite comprising low level dual flush w.c., pedestal wash hand basin with tiling to splashbacks, radiator, tiled floor, coved ceiling, double glazed and frosted window to the front.

DRAWING ROOM

coving, picture rail, feature fireplace, wooden mantel and surround, slate hearth and slips, fitted shelving to chimney breast recess, wooden flooring, radiator, double glazed window to the front and folding glazed doors leading through to:

GARDEN ROOM

part vaulted ceiling, double glazed Velux rooflights, tiled floor, double glazed windows to three aspects and twin double glazed doors leading out to the rear garden, radiator.

SITTING ROOM

with coved ceiling, fitted desk into bay window, radiator, picture rail, coved ceiling, fitted bookshelving, double glazed bay window to the rear.

KITCHEN/DINING ROOM

Kitchen is fitted with a generous range of storage cupboards and drawers with rolled top working surfaces, double bowl single drainer stainless steel sink unit, fitted Bosch double oven, 4 ring John Lewis gas hob and extractor hood above, part vaulted ceiling with double glazed Velux rooflights and downlighters, tiled floor, double glazed windows overlooking the garden and twin double glazed doors leading out to the garden, radiator, fitted

dresser. DINING AREA with coved ceiling, radiator, tiled floor, wall lights, and double glazed window to the front.

UTILITY/BOOT ROOM

plumbing and space for automatic washing machine, storage shelving, tiled floor, double glazed Velux rooflight, radiator, panelled and double glazed door leading out to the side. Door through to:

GARAGE

vaulted ceiling, double glazed Velux rooflights, window to the side and a pair of timber doors to the front, solar panel controls, wall mounted Ideal Logic gas fired boiler providing domestic hot water and central heating system, power and light.

ON THE FIRST FLOOR**LANDING**

staircase rising to the second floor, natural timber handrail, newel post and spindles, feature double glazed window to the front, coving, radiator, cupboard housing hot water cylinder and slatted shelving.

BEDROOM 1

coved ceiling, range of fitted wardrobe cupboards, radiator, double glazed windows to the front and side.

SHOWER ROOM

fitted with a white four piece suite comprising shower cubicle, bidet, low level w.c., and wash hand basin with mixer taps, storage cupboard below, and tiling to splashbacks, shaver point, fitted shelved storage cupboards and fitted cupboard with hanging rail, ceiling with inset downlighters and coving, double glazed window to the rear.

BEDROOM 2

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

BEDROOM 3

with coved ceiling, radiator, fitted double wardrobe, double glazed window to the side and rear.

BEDROOM 4

with coved ceiling, fitted double wardrobe, radiator, double glazed windows to the front and side.

FAMILY BATHROOM

three piece coloured suite comprising panelled bath, pedestal wash hand basin and low level w.c., extensive ceramic wall tiling, shower over bath, coved ceiling with inset downlighters, heated towel rail/radiator, double glazed window to the front.

ON THE SECOND FLOOR**LANDING****BEDROOM 5**

with part vaulted ceiling, double glazed Velux rooflight, radiator, feature double glazed window to the rear overlooking the garden, fitted shelving.

ENSUITE BATHROOM

with white suite comprising panelled bath with mixer/shower tap, low level w.c., pedestal wash hand basin, fitted double storage cupboard, walk-in cupboard housing Worcester gas fired boiler providing heating and hot water for the second floor.

WALK-IN LOFT STORAGE

with double glazed Velux rooflights.

OUTSIDE

The property occupies its own generous grounds in all extending to about one-third of an acre. Driveway with parking for several vehicles, front garden laid to lawn with hedgerow and fencing.

Large rear garden which is principally laid to lawn with flowering and shrub beds, large paved patio area and useful storage shed. Pathway to the side of the garden leading to a rear garden with DETACHED STUDIO, additional storage shed, vegetable garden, mature trees and shrubs.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(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 £1,900,000
 Tenure – Freehold
 Council Tax Band – G
 Local Authority – Cambridge City Council





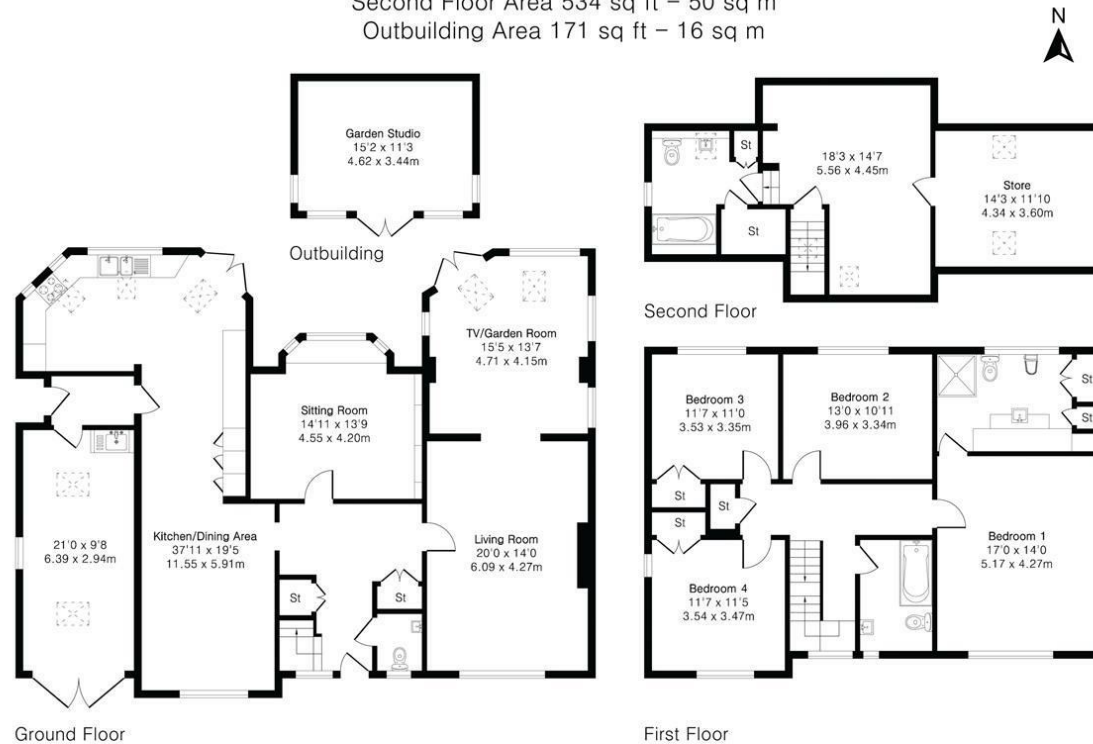
**Approximate Gross Internal Area 3174 sq ft - 295 sq m
(Excluding Outbuilding)**

Ground Floor Area 1617 sq ft - 150 sq m

First Floor Area 1023 sq ft - 95 sq m

Second Floor Area 534 sq ft - 50 sq m

Outbuilding Area 171 sq ft - 16 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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