



Grantchester Meadows, Cambridge, CB3 9JN

**CHEFFINS**

# Grantchester Meadows

Cambridge,  
CB3 9JN

An exciting and very special opportunity to acquire a most impressive and substantial detached residence, architect designed in an individual style with its own remarkable and unique ambiance. The property provides exceptionally well proportioned and versatile living accommodation extending to approximately 3,336 sqft including a potential ground floor annexe, wine cellar and stunning, first floor studio with its own staircase providing partial separation from the main house and an ideal working environment. There is also an integral double garage and additional driveway/parking in front and an attractive and secluded landscaped garden.

5 4 3

Guide Price £2,750,000





## LOCATION

Arguably located within one of the most desirable and tranquil, tucked away positions within Newnham. Situated at the end of a long private driveway which is shared with two neighbouring properties. The property is located close to the iconic and historic Grantchester Meadows and within easy walking distance of a vast range of local amenities within Newnham village itself. Newnham is conveniently situated just one mile to the south west of the city and within easy cycling/walking distance of the city centre. For commuters it is well placed for access to major routes and main line stations.

## ENTRANCE DOOR

into:

## RECEPTION HALL

with decorative cornicing, feature stonework, fitted storage cupboards, and radiators. A staircase rises to the first and second floors, with doors leading to the principal reception room, kitchen, and a self-contained single-storey wing/annexe.

## PRINCIPAL RECEPTION ROOM

A particularly attractive and welcoming space, centred around a feature fireplace with raised wood-burning stove. The room is complemented by extensive fitted bookshelves, a full-height display cabinet, and natural wood-style flooring, with a high-level window to the side aspect. Full-height sliding double-glazed doors provide a wonderful connection to the rear terrace and gardens.

## DINING AREA

Open-plan from the sitting room, the dining area provides a seamless entertaining space, featuring natural wood-style flooring, a low-level radiator, and full-height sealed unit double-glazed windows overlooking the rear gardens. A pair of double-glazed doors lead directly onto the patio and landscaped garden beyond.

## OPEN PLAN KITCHEN

A truly outstanding feature of the property is the open-plan kitchen and dining area, forming the heart of the home. This is a wonderful, light and spacious room with a high semi-vaulted ceiling and roof lights, creating a bright and airy atmosphere.

The kitchen is fitted with a comprehensive range of stylish units incorporating integrated appliances, including Bosch dishwasher and Miele oven and grill, together with refrigerator and freezer units, a five-burner gas hob, and extensive storage throughout. A central island unit provides additional preparation space and storage.

The room enjoys multiple aspects with full-height glazed doors opening onto the terrace and gardens, further enhancing the sense of space and connection to the outside. Ceramic tiled flooring completes this impressive space.

## UTILITY ROOM

accessed from the kitchen, providing additional storage, work surfaces, and space for appliances, and in turn leads to a rear lobby with further shelving and access to a wine cellar and internal door to garage, staircase, leading up to:

## STUDIO

A stunning and highly insulated timber constructed studio/office based on a square design with two levels of four way sloping roofs. There is a clerestory on a four sides providing wonderful natural light. There is also high level linear LED concealed lighting around the roof and further artificial lighting. The ambiance of the room and its partial separation from the house provides an ideal working environment. Door from reception hall to:

## INNER HALL AND POTENTIAL SELF CONTAINED ANNEXE

with built in storage/cloaks cupboard, built in cupboard housing hot water cylinder and door to principal reception room.

## FAMILY ROOM

with woodburning stove, double glazed windows to front aspect

## SHOWER ROOM

with large walk in shower unit, wash hand basin and door to sauna.

## FIRST FLOOR

### LANDING

bright and well-proportioned, with full-height windows to the front aspect and access to the principal bedroom and further bedrooms.

## PRINCIPAL BEDROOM SUITE

particularly impressive, enjoying a dual aspect with excellent natural light. The room incorporates an extensive range of fitted wardrobes and storage, together with additional shelving and a feature panelled recess.

## EN SUITE BATHROOM

well appointed, comprising a bath with tiled surround, vanity unit with wash hand basin, and a separate fully tiled shower area, complemented by a heated towel rail and Velux window.

## BEDROOM 2

with fitted wardrobes and pleasant aspects.

## BEDROOM 3

with fitted wardrobes and pleasant aspects.

## SECOND FLOOR

## BEDROOM 4

multiple aspects and Velux windows, together with an en-suite shower room.

## BEDROOM 5/STUDIO OFFICE

a spacious room with extensive fitted storage and dual aspect roof windows, large desktop. This is designed for use as a studio/office but could be utilised as a bedroom alone.

## FAMILY BATHROOM

fitted with a white suite including bath, separate shower cubicle, wash hand basin, WC, and bidet.

## OUTSIDE

To the front, the property is approached via a long private access road serving just two other properties, leading to a block-paved courtyard-style driveway providing parking and access to the integral double garage with PV panels and Tesla battery.

The front gardens are attractively landscaped, incorporating

stone inset steps, well-stocked borders, and low-level hedging. A covered pathway leads to the entrance.

A side pathway and gate provide access through to further pathways and on towards the gardens beyond.

The side and rear gardens are a particularly special feature of the property, being delightfully landscaped and enclosed, enjoying a high degree of privacy and seclusion. The gardens have been thoughtfully designed for ease of maintenance and are well screened, creating a peaceful and tranquil setting. The gardens have been planted with Mediterranean drought resistant plants giving colour at different times of the year and a variety of bulbs.

Immediately to the rear of the property is a large paved terrace, ideal for outdoor entertaining. The gardens also include a greenhouse, gravelled areas with well-stocked borders, vegetable beds, and a variety of mature shrubs and strategically placed evergreen boundary trees, under planted with a yew hedge.

Further features include an attractive garden pond and additional courtyard-style seating areas, perfectly suited for al fresco dining, together with pathways and gated access leading back to the front of the property.

## MATERIAL INFORMATION

Tenure - Freehold  
Council Tax Band - G  
Property Type - Please refer to the description  
Property Construction - Brick with Tiled Roof, one storey timber framed  
Number & Types of Room - Please refer to the description  
Square Footage - Please refer to the floorplan  
Parking - Please refer to the description

## UTILITIES/SERVICES

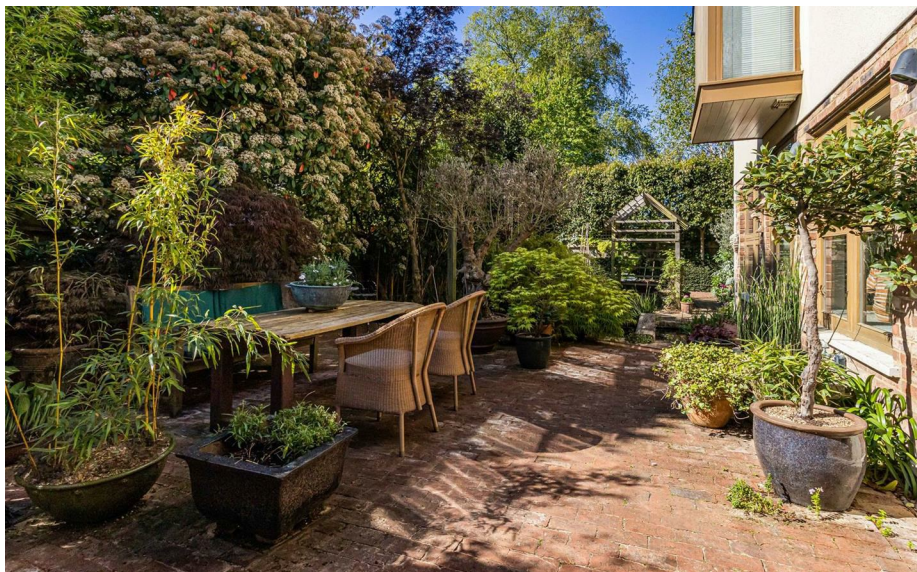
Electric Supply - Mains Electricity  
Water Supply - Mains Water  
Sewerage - Mains Drainage  
Heating - Gas central heating  
Broadband - Good  
Mobile Signal/Coverage - Okay












Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

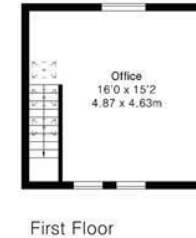
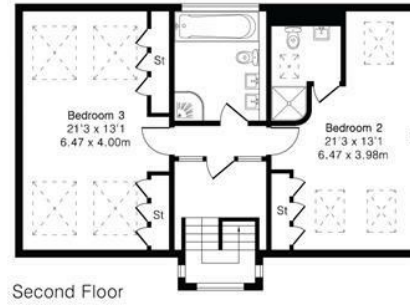
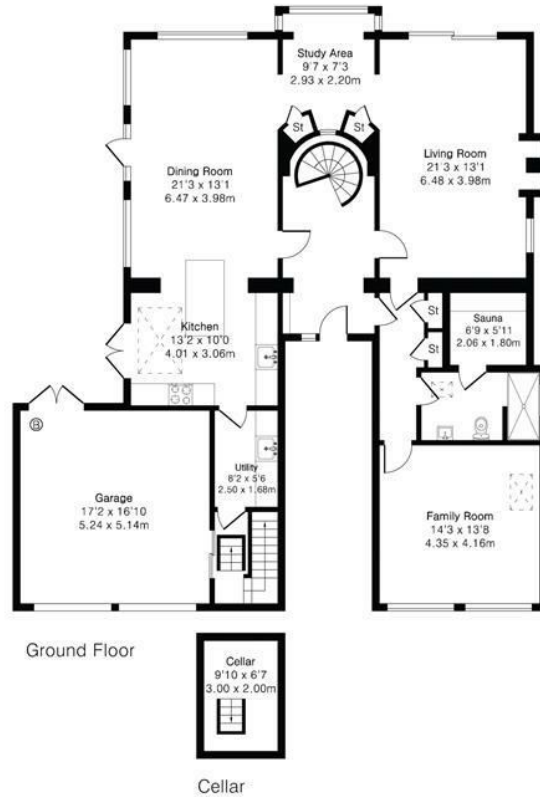


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 Local Authority - Cambridge City Council



**Approximate Gross Internal Area 3336 sq ft - 309 sq m  
(Excluding Garage)**

Cellar Area 65 sq ft – 6 sq m  
 Ground Floor Area 1466 sq ft – 136 sq m  
 First Floor Area 1040 sq ft – 96 sq m  
 Second Floor Area 765 sq ft – 71 sq m  
 Garage Area 290 sq ft – 27 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.



[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.

