



A large six bedroom modern detached home

2a Long Road, Cambridge CB2 8PS

Freehold





Local information

- Long Road lies between Hills Road and Trumpington Road about 2.5 miles south of the city centre. Addenbrookes Hospital and bio-medical research campus is close at hand.

- Cambridge railway station is to the north with mainline services to London from around 48 minutes. Further along Long Road there is access to the cycle path running alongside the Guided Busway that leads directly to the rail station, approximately 1.4 miles distant.

- Cambridge city centre has a comprehensive range of shopping facilities including The Grand Arcade shopping mall, a busy daily market and many independent central shops. There is a wide variety of recreational and cultural amenities including the Cambridge Colleges, 31 in all.

- The M11 at junction 11 heads south towards London and Stansted Airport. Schools for all age groups in both the state and independent sectors are available in Cambridge along with Hills & Long Road Sixth Form Colleges in the immediate vicinity.

About this property

2A Long Road was built 2010 to a high specification with bonded brick elevations beneath a tiled roof with high quality windows and doors throughout. The property is located close to both the city centre, train station, Addenbrookes and the Bio

Medical Park.

The house is approached across a shared private drive past a double garage to a modern wooden door. The door opens into a vestibule, and beyond into the hall with travertine stone floors and double height ceilings with a large arched window which provides plenty of natural light. The central hall communicates with all the principle rooms on the ground floor including the exceptional kitchen breakfast room.

There is a large island with breakfast bar along one side at one end, plenty of floor and wall mounted modern shaker units with granite work surfaces and a number of integrated Neff appliances including but not limited to four ovens, five ring induction hob, double fridge and double freezer. The large utility room has the same high quality doors and surfaces and plumbing for a washing machine and tumble drier. A set of bi-folding doors run across the width of the back of the house and a set of French doors give a further access to the terrace and gardens beyond.

To the left of the kitchen and hall is a sitting room currently used as a playroom by the current family with a working gas fireplace.

Two sets of doors on the right of the hall lead into a double reception which spans across the



depth of house. Currently this arranged as a dining room overlooking the front of the house, with a working fireplace. At the rear the "sitting room" has views and access to the rear garden through a set of French doors and further set of bi-folding doors.

A solid oak staircase leads to the wide first floor galleried landing. There are three well-proportioned bedrooms on this floor including an exceptional principal with a "bank" of wardrobes and a large en suite shower room with twin sinks. There are two further bedrooms one of which benefits from an en suite shower room. The family bathroom deserves a special mention with floor-to-ceiling tiles, flooring, walk in shower and a large bath. The second floor is currently arranged as three bedrooms one of which is en suite.

Outside the rear garden is laid mainly to lawn bordered interspersed with shrubs. There is also a workshop with power and light, two further garden sheds, bike and separate bin store. To the front there is parking for a number of cars and a double garage with electric doors.

The property which can be seen in greater detail on the attached floorplan has underfloor heating through the ground and first floor with radiators on the second floor

The house has planning permission (ref 20/O3110/HFUL) to provide a single storey extension and small annex or home office granted 13th November 2020.

Tenure
Freehold

Viewing
Strictly by appointment with Savills

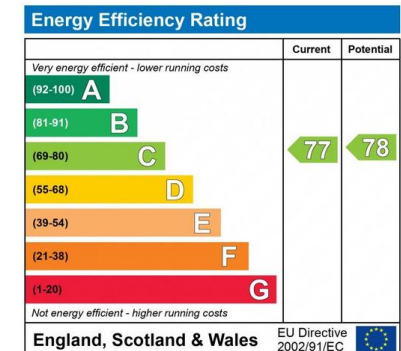




Approximate Floor Area = 413.5 sq m / 4451 sq ft



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