



Beautifully presented Victorian townhouse

29 Pretoria Road, Cambridge CB4 1HD

Freehold



Beautifully decorated and well-proportioned townhouse

- Four reception rooms including bay fronted sitting room and long eat-in kitchen/breakfast room
- Four double bedrooms
- Attractive west facing rear garden

Local information

- Highly desirable near central location just off De Freville close to Midsummer Common and river Cam.

- Accessible on foot/cycle (for most) via Midsummer Common into historical city centre.

- Comprehensive shopping facilities in Cambridge including busy daily market and Grand Arcade shopping mall.

- Schools for all age groups in both state and independent sectors in Cambridge.

- Cambridge North and City centre stations have services to London from 48 minutes.

- Well regarded pubs and restaurants in the vicinity which include the Fort St George, Restaurant 22, Midsummer House and a popular live music/comedy venue at The Portland Arms all close by.

About this property

29 Pretoria Road is situated close to Midsummer Common about half way along the west side of the road and constructed of Cambridge brick elevations with now mainly double glazed sash windows and a tall painted bay window beneath a slate tiled roof. The property has beautifully enlarged accommodation extending to about 1,789 sq ft which is laid out over ground, first and second floors following an extension and refurbishment programme by the current owners during 2007 along with a

loft conversion four years later.

The property is set back from Pretoria Road beyond a small front garden with chequered red/black pathway, small paved area with neatly clipped box hedging and custom timber bin storage.

The house is accessed via a stained glass door to hallway which has stripped pine floorboards, moulded ceiling cornicing along with Victorian arch with corbels. Of particular note is the drawing room which has a wide original bay sash window with plantation shutters, attractive cast iron fireplace and picture rails. This detail continues in to the adjacent music/playroom which has a marble fireplace and further access to a family/TV room which extends the full width of the property and attracts a great deal of natural light via three Velux skylights and glazed double doors to the rear.

The kitchen/dining room is dual aspect with two pairs of oak glazed double doors and fitted with black honed granite working surfaces and a deep ceramic basin and has a comprehensive range of cream coloured cabinetry with integrated dishwasher and spaces for washer/drier and upright fridge/freezer. The opposite wall has a matching work surface and cabinetry along with Stoves five burner cooking range. To the rear is ample space for a six to eight seater dining table and two further Velux skylights along with travertine tiled floor throughout. A downstairs cloakroom





completes the ground floor accommodation.

There are four double bedrooms which include the master at first floor which extends the full width of the property and has three sash windows and fitted recessed wardrobes. The adjacent second bedroom features an original cast iron fireplace and the third bedroom looks out onto the rear gardens. Of particular interest is the superbly re-fitted bathroom comprising a freestanding feature 'Victoria & Albert' composite stone bath with contemporary sanitary ware including wall hung WC and large square shower cubicle and illuminated recessed shelving, along with under floor heating and Porcelanosa tiling. The guest bedroom, at second floor is dual aspect and has a Juliet balcony with leafy views over the neighbouring gardens and an en suite bathroom with shower over the bath.

There is a resident's/visitor's permit parking scheme in operation and permits are obtained by an application to Cambridge County Council for a modest annual fee.

Tenure
Freehold

Local Authority
Cambridge City Council: Band F

EPC rating = D

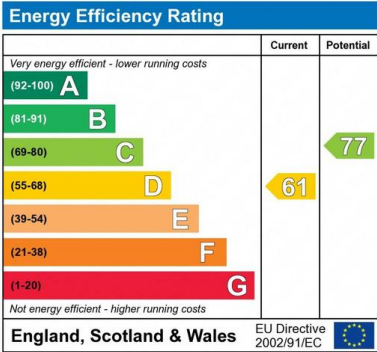
Viewing
Strictly by appointment with Savills

The property is beautifully presented with mainly stripped wooden floorboards to the majority of the ground floor and can be seen in greater detail on the attached floorplans.



The rear garden is west facing and has a sandstone full width paved terrace, ample space for eating out. Beyond, there is a garden pond and the gardens are 'divided' into different areas for play and relaxation and comprises a feature circular paved terrace with box hedging, winding brick laid pathway to an artificial lawned garden with tall mature apple tree, pebbled seating area, with further paved area with large timber cycle/store shed and locked gate leading to pedestrianised Ferry Path.

Approximate Area = 166.2 sq m / 1789 sq ft
(Excluding Eaves)
Including Limited Use Area (8.9 sq m / 96 sq ft)
For identification only. Not to scale.
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