



Refurbished Grade II listed house

5 Willow Walk Cambridge CB1 1LA

Freehold

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Grade II listed terraced house from early 1800s • Fully refurbished with light-filled contemporary extension • Three bedrooms, two baths, large reception and kitchen/dining room • In quiet road with free, unrestricted parking

Local information

- Private, un-adopted road within Conservation Area.
- Short walk to city centre shopping malls and restaurants, daily market, university and major colleges.
- Cambridge bus station approximately 320m on foot with

services to the railway station, science parks and Addenbrookes Hospital.

About this property

5 Willow Walk is a Grade II listed terraced house dating from the early 1800s, designed and built by Charles Humphrey. Of Cambridge brick elevations with sash windows beneath a slate roof, the property

was fully and sympathetically refurbished in 2013 along with a stunning contemporary extension. The property retains many original features including sash windows, panelled doors and fireplaces.

Extending to approximately 1,123 sq ft, the property has well laid out accommodation over lower ground, upper ground and first floor levels all connected by an original staircase with hardwood handrails.

Of particular note is the fine 'through' reception room which

has dual aspect, original cast iron basket grate (with convenient gas fitting) and ornate surround.

The kitchen/dining room is triple aspect with a number of glazed roof lights which allows a great deal of natural light. Floor-to-ceiling sliding glazed doors access the courtyard garden. Fitted with grey/black granite working surfaces with a comprehensive range of matte white cabinetry, the kitchen has integrated Siemens appliances and underfloor heating.



There are three bedrooms including two doubles as well as two bathrooms. The master is situated on the first floor with accompanying bathroom with walk-in shower. The owners have used the adjacent single bedroom as a large dressing room. The second bedroom at lower level is currently used as a large study but has been used as a guest bedroom and has a re-fitted bathroom adjacent.

The rear enclosed walled courtyard is paved and designed with low maintenance in mind and

has ample space for bicycle storage and entertaining. There is a pedestrian gateway leading to a narrow lane for wheelie bins and rear access, shared with the dolls houses along Maids Causeway.

Willow Walk is situated between Short Street and Fair Street with number 5 towards the western end, close to Christ Pieces. An unadopted road, the residents of Willow Walk are able to park in the City Conservation Area unaffected by Council parking restrictions and charges.

Tenure
Freehold

Local Authority
Cambridge City Council: Band E

Viewing
Strictly by appointment with Savills

Approximate Area = 104.3 sq m / 1123 sq ft
For identification only. Not to scale.
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