



Attractive mid-terrace house in popular Newnham

13 Owlstone Road, Cambridge CB3 9JH

Local information

- Owlstone Road is a quiet road within the hugely popular Newnham district of Cambridge with facilities including grocery store/post office, butchers, bakery and chemist.

- Newnham Croft Primary School is nearby which 'feeds' into Parkside Secondary School whilst independent schools for all age groups are in the close vicinity.

- For the commuter there are fast and regular train services available from Cambridge station, together with access to the M11 just to the west of the City, a short distance away.

About this property

13 Owlstone Road is a mid-terrace Victorian double bay property constructed of painted and rendered brick beneath a tiled roof which has been extended to the rear and into the loft space. The property is approached along a tiled pathway leading to a panelled front door with inset stained glass and fanlight above. The door opens into the hallway with views of the kitchen to the rear. Beyond and to the left is a drawing room with a bay fronted window to the front, further enhanced with a Nordic-style cast iron wood burner with shelving on either side of the chimney stack and stripped wooden floors. There is a television room or snug beyond which leads through double doors to the kitchen breakfast room which can also be accessed from the hall. This is an

exceptional room with oak flooring plenty of space for a seating area, a dining table and chairs and further seating along the breakfast bar. The kitchen has a comprehensive range of floor and wall mounted fitted cabinetry, integrated dishwasher, a butler sink, wooden work surfaces and space for a large range cooker and free-standing fridge. A window seat and French doors offer views of the rear garden.

At first floor are two double bedrooms which includes the master which extends the full width of the house and again, has a wide bay window and floating shelving. The remaining bedroom has a feature cast iron fireplace. The first floor bathroom has modern white sanitary ware, a freestanding oval bath, travertine tiles, bespoke cabinetry, ceiling speakers and an in built television. There is a large utility with bespoke cabinets. On the top floor there is a further bedroom with en suite shower room and large windows overlooking the rear gardens.

The property is set back through a shallow front garden with a wooden picket fence whilst the rear garden is fully enclosed. There is a large studio which has been used as a home office but has a multitude of other uses.

EPC rating = D

Viewing

Strictly by appointment with Savills

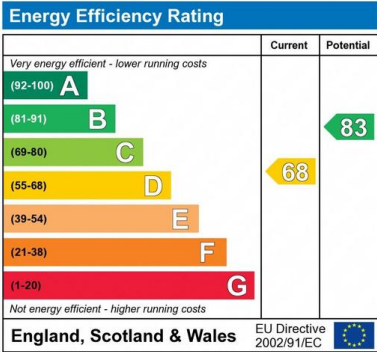




Approximate Area = 131.1 sq m / 1411 sq ft
Outbuilding = 14.3 sq m / 154 sq ft
Total = 145.4 sq m / 1565 sq ft
Including Limited Use Area (6.6 sq m / 71 sq ft)
For identification only. Not to scale.
© Fourwalls Group



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 249025



Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02022081 Job ID: 140869 User initials: 200214 VP