



An Arts and Crafts house with exceptional gardens

3 Hedgerley Close Cambridge CB3 0EW



Many original Arts and Craft features • Wonderful quiet road • Exceptional private, mature gardens • Light and airy accommodation • Scope for extension (stp) • Parking for several cars • About 0.33 of an acre

Local information

- Situated close to Churchill College about 1 mile from the historic city centre and Queen's Road, otherwise known as "The Backs.

- Comprehensive shopping facilities are available in the city including a busy daily market and The Grand Arcade shopping mall.

- Well regarded independent schools including St John's and King's College Schools are in the immediate vicinity.

- Cambridge railway station with services to London from around 48 minutes is approx 2.1 miles distant.

About this property

3 Hedgerley Close is an attractive Arts and Crafts style house built in 1935 by a well renowned local builder of the day Coulson & Sons and has only ever been in the ownership of two families. Hedgerley Close is a quiet road and it is believed H C Hughes (of Modernist design fame) was involved in the design of the road and endeavoured to design a "rus in urbe" whereby the road was intended to look like a country lane. Viewers will note that the road is deliberately curved and winds towards the end. The property which has plenty of original features including stripped wood floors through many of the rooms is found on the left of Hedgerley Close. Approached by a wide gravel driveway and constructed of white rendered brick walls beneath a peg tile roof and

arranged over two floors, it is designed to ensure that the majority of the rooms in the house have views over the garden and allow in as much light as possible. The painted panelled front door leads into the main hallway which communicates with the principle rooms. To the right a well-proportioned kitchen breakfast room flows into the dining room. This room holds a large dining table which was put in, in 1937 by the original owners before the windows were installed. This room is enhanced (as is the majority of the ground floor) by lovely views from the windows of the garden. The main drawing room is L-shaped and has a dual aspect over the front and rear gardens. A cloakroom, pantry and boiler room/store complete the downstairs accommodation. Upstairs there are four good size bedrooms, large family bathroom and an unusual sewing room. There is a drop down ladder which accesses a good size loft room and could subject to the correct permissions be extended in to.

The outside gardens are truly beautiful and designed to give as much colour and privacy to the house throughout the year as possible. There are a number of attractive specimen trees with plenty of perennials and shrubs arranged around them. There is a useful shed and a garage.

EPC rating = E

Viewing

Strictly by appointment with Savills





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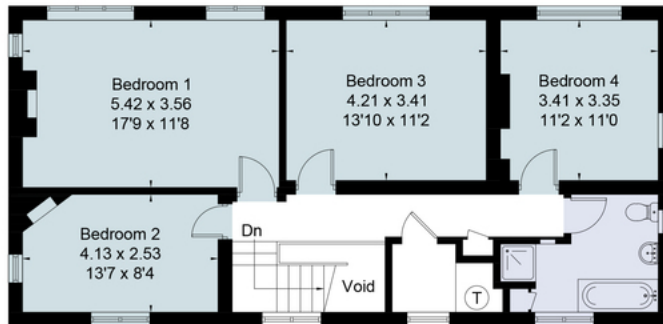
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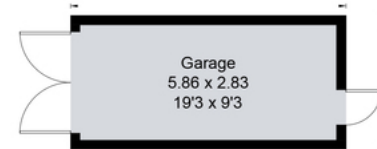
Approximate Area = 171.7 sq m / 1848 sq ft (Excluding Void)
 Garage = 13.3 sq m / 143 sq ft
 Total = 185 sq m / 1991 sq ft
 Including Limited Use Area (1.4 sq m / 15 sq ft)
 For identification only. Not to scale.
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First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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