



## Substantial double fronted home in heart of Newnham

**46-48 Owlstone Road, Cambridge, CB3 9JH**

Freehold

**savills**





Excellent flexible accommodation • Immaculate, well presented accommodation throughout • Plain English kitchen with honed granite working surfaces • Beautiful 'double' garden and space for alfresco entertaining

#### Local information

- Close to the heart of Newnham which has excellent everyday shopping facilities including post office/general store, butchers, bakery and chemist.

- Schools in both state and independent sectors in Cambridge including state Newnham Croft Primary which feeds into well regarded Parkside.

- Excellent shopping facilities in Cambridge including busy daily market and Grand Arcade shopping malls.

- Cambridge railway station with services to London from around 50 minutes, M11 (junction 12) situated at end of Barton Road heading west and leading north towards A1 and heading south towards Stansted Airport and London.

- Large open spaces within Newnham including Paradise Fen nature reserve literally adjacent to Owlstone Road and Lammas Land, Coe Fen, river Cam along with Grantchester Meadows close by.

#### About this property

48 Owlstone Road is a substantial property extending to approximately 3,045 sq ft following two bay fronted houses being skillfully combined by the previous occupiers to create a fantastic enlarged home in the centre of Newnham.

Originally constructed of red brick elevations beneath slate roofs, the property retains many period features including sash windows, picture rails and open fireplaces. The property now offers excellent and flexible living accommodation including elegant sitting and drawing rooms with matching wide double glazed bay windows and open fireplaces.

The property has stripped pine floorboards to the majority of living space which includes a wonderful reception hallway. The 'Plain English' kitchen has a comprehensive range of painted cabinetry with 'L' shaped honed granite working surfaces, deep pantry along with a central island and breakfast bar to one end and a tiled floor. This space 'extends' into a central vaulted glazed dining room which was created between the two former side courtyards and offers great space which is fully glazed to the rear with double doors leading to the garden and oak flooring. To the left of the dining room is an informal family/music room, again with matching oak floor and glazed double doors. Beyond, is a large utility/laundry room along with a large study/playroom to the opposite side with wall to wall cabinetry for file/toy storage. Off the main reception is a cloakroom with stripped wooden floors and beyond a spacious walk-in boot room with Fired Earth tiled flooring providing ample space for coats, boots, helmets etc.





At first floor, accessed by either staircase are currently five bedrooms including four large doubles. The current owners divided a further central double bedroom into a dressing room and further room which has been used for reading and yoga/ pilates, this could easily be reinstated as an additional fifth double bedroom or two further single bedrooms. Both of the double bedrooms to the rear also have adjoining single rooms which could be used as a useful teenager's bedroom suite with study or a nursery. There are two family bathrooms, one has been fitted with period style sanitary ware and attractive tiling whilst the other bathroom has a separate shower cubicle in addition to the bath tub.

The property has two separate gas central heating systems fired by twin boilers is beautifully presented throughout and attracts a great deal of natural light and can be seen in greater detail on the attached floorplans.

The property, which is set back from Owlstone Road beyond a shallow gravelled frontage and dwarf brick wall is accessed via number 48, with 46's 'dummy' front door being securely insulated and sealed.

The rear garden is a particular feature of the property, essentially being a 'double garden, now re-landscaped with symmetrical lawns either side of a central paved pathway leading from a full width pave terrace adjacent to the house which provide sunny seating areas. The pathway leads to a further partially covered paved dining area for eight seat table and chairs with pergola over . The

property is walled to the rear which includes wide automated gates which could provide off street parking for a car if required, accessed via Grantchester Street/Meadows. There is a brick built garden shed and the garden is beautifully planted with extensive colourful flowers, mature wisteria, olive trees and shrubs.

**Tenure**

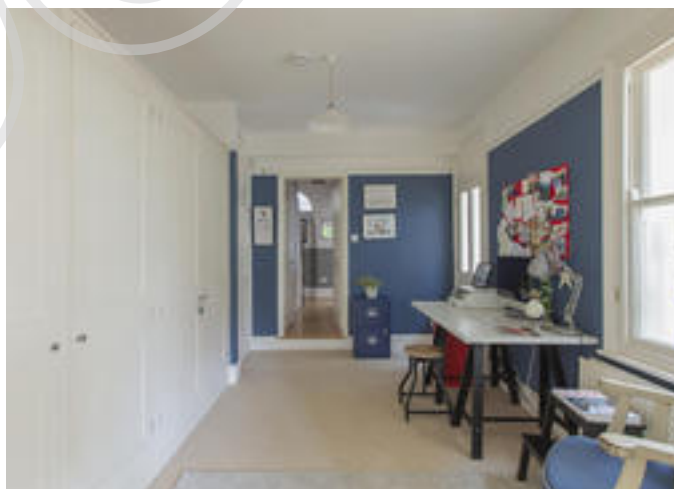
Freehold

**Local Authority**

Cambridge City Council: Band G

**Viewing**

Strictly by appointment with Savills



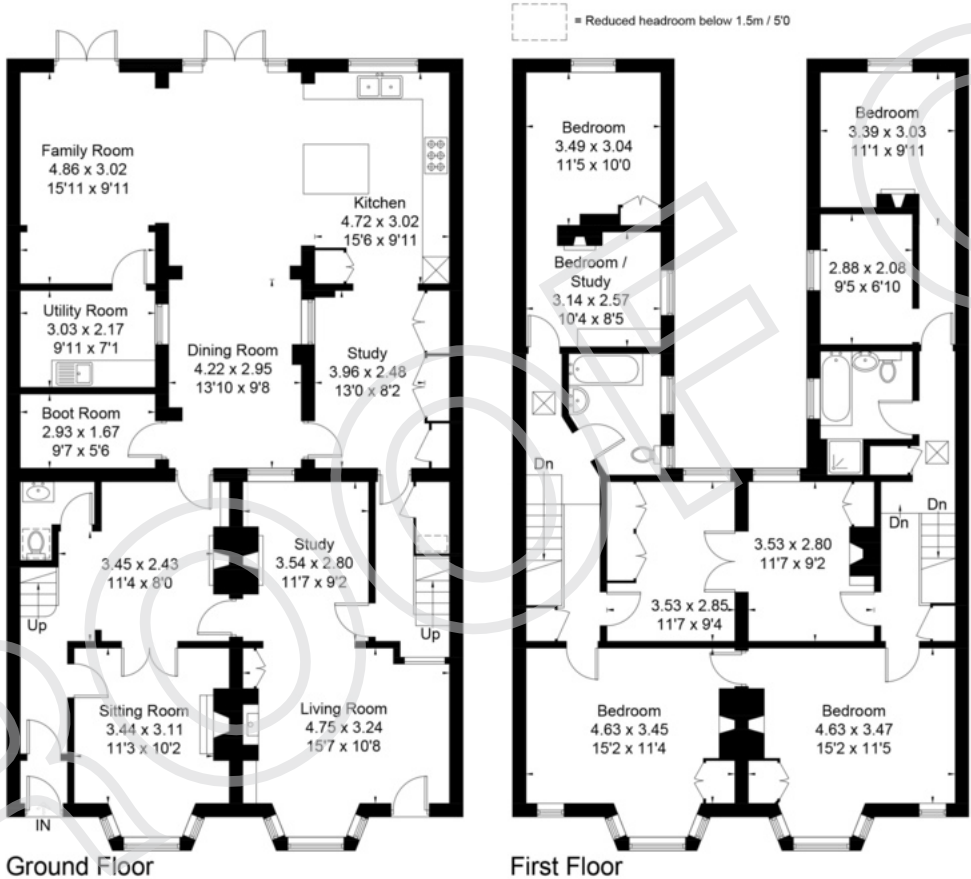






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Gross Internal Area (approx)  
282.9 sq m / 3045 sq ft  
For identification only. Not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	66	80
EU Directive 2002/91/EC		

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