



A truly unique home in the heart of Chesterton

**The Old Dovecote, 5 Church Street, Cambridge CB4 1DT**

Freehold









Character property • Four bedrooms • Striking principal bedroom with exposed beams • Good size, private garden • Off street parking

#### Local information

• Chesterton is an ever popular part of Cambridge city with local cafes such as Stir and Barbarella nearby as well as well-regarded restaurants such as Restaurant 22 and Michelin starred Midsummer House along Chesterton Road.

• Church Street is approximately 1.2 miles on foot from Cambridge North train station and 1.8 miles to Cambridge station which offers regular services to both London Kings Cross and London Liverpool Street as well national services to Birmingham, Brighton and others.

• Central Cambridge offers comprehensive shopping at The Grand Arcade as well a daily local market.

• Schools for all age groups are available in Cambridge in both the state and independent sectors which include Park Street and Milton Road Primary Schools which are feeder schools into Parkside and Chesterton Community Colleges respectively.

#### About this property

The Old Dovecote was converted around 20 years ago and is now a tucked away, modern home within striking distance of the city and local shops and cafes.

The main living space within the house is at the rear and is made up largely of an open plan kitchen and dining room and spacious sitting room. The

kitchen is traditional with cream cabinets and wooden work surfaces, a large range cooker with eight point gas hob and a butlers sink. Just adjacent to the kitchen is a large pantry/larder. The stone floors run through to the dining area which has double doors out to the garden. The sitting room, which was originally converted from the 18th century dovecote, is impressive with large exposed beams, wooden floors and doors out to the garden. The north west facing wall is made up of fully glazed panels in order to maximise light in the space.

Stairs lead up to the master bedroom which is truly unique and features a vaulted ceiling with an abundance of exposed beams and lovely views over the garden. There is a walk in wardrobe as well as an en suite bath room with free standing bath and separate shower.

At the front of the house is a double height, vaulted entrance hall. A utility room is tucked away, with ample space for washing machine and drier, has a sink and wall mounted cabinets to maximise storage. The garage is accessed via the entrance hall and while it is currently being used as a gym and pottery studio, it is large enough to house two city cars if needed, in parallel.

A hallway with Velux windows leads along the northern side of the house and down to the main living area. Off the hallway is the





family shower room and two further double bedrooms, both with fitted wardrobes and views of the inner courtyard. The fourth bedroom, which could also be used as a study is adjacent to the kitchen.

Outside, the south west facing garden is laid mainly to lawn with a patio area for dining and mature shrubs and plants around the borders. There is a studio which is insulated and has electricity so would make a good home office if needed. There is also a shed.

**Tenure**

Freehold

**Local Authority**

Cambridge City Council: Band F

**Viewing**

Strictly by appointment with Savills

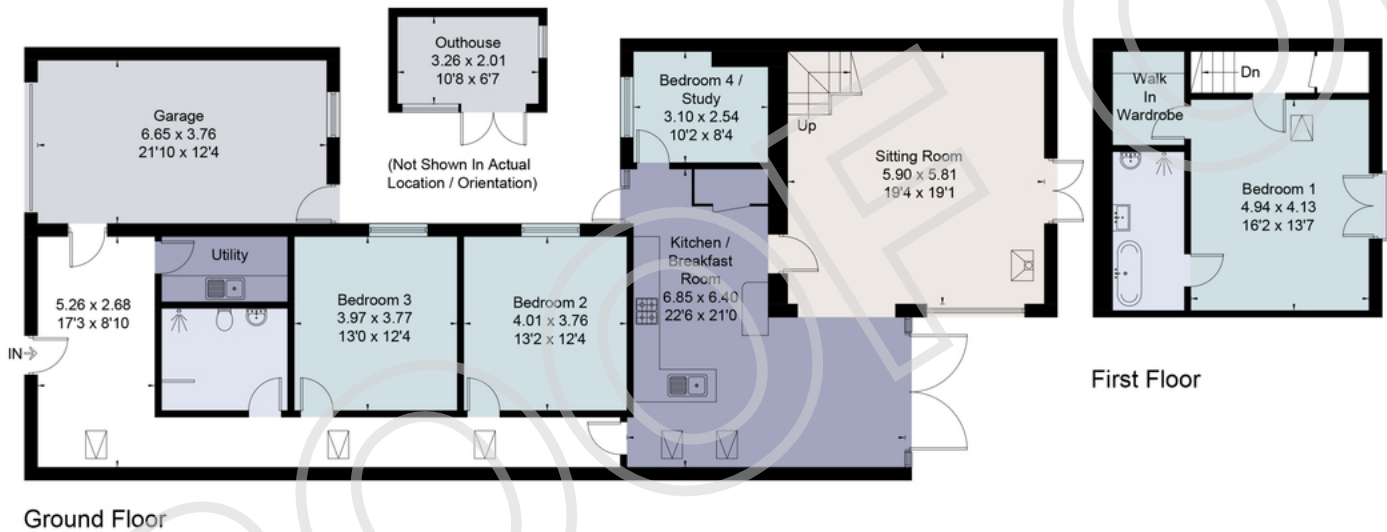








Approximate Area = 186.8 sq m / 2011 sq ft  
Garage = 25 sq m / 269 sq ft  
Outhouse = 6.5 sq m / 70 sq ft  
Total = 218.3 sq m / 2350 sq ft  
For identification only. Not to scale.  
© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 265404

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		
	60	73
England, Scotland & Wales	EU Directive 2002/91/EC	

**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. 02020190 Job ID: 146458 User initials: 201006VP