



## Beautiful Arts and Crafts house on sought-after road

**43 Barrow Road, Cambridge CB2 8AR**

Freehold

savills



Well presented Arts & Crafts style house • Large kitchen breakfast room • Previously extended in to the loft • Beautiful landscaped designed gardens • Exceptional Cambridge location

#### Local information

- 1 miles from the historic city centre that offers an extensive range of recreational and cultural amenities including a wide array of fashionable public houses, bars and restaurants, museums and theatres along with the historic Cambridge Colleges - 31 in total.

- Cambridge station with mainline rail services into King's Cross and Liverpool Street from 49 minutes is 1.5 miles away.

- For the commuter there is ready access onto the M11 at Junction 11 about two miles to the south providing fast access to Stansted Airport and London.

- Independent and state schools within the vicinity.

- Barrow Road is a private road and considered as one of the most desirable in Cambridge

(All times and distances are approximate)

#### About this property

43 Barrow Road is a detached 1920s "Arts and Crafts" house that has been sympathetically restored and extended (including but not limited to a re-wiring and re-plumbing in 2008) and is set in a delightful wide plot on this popular south of City road.

Over the past five years, the current owners have undertaken a number of works including a custom cedar clad garden office

with extensive internal and external storage, a gym connecting to the utility room with under floor heating and roof lights that could equally be used as a play room or additional office space; oak flooring, a bespoke marble tiled shower room and improvement and opening of the existing fireplace with a marble surround.

The property retains many original features such as Arts and Crafts style picture rails, Art Deco door handles, hand carved banisters and fireplaces with grates and mantels. The property was extended by the previous owners including a large extension to the rear and loft conversion to create an enviable family home.

Of particular note is the modernist glazed rear extension with zinc roof which was designed to provide a family orientated kitchen/breakfast room arrangement with access afforded through fully glazed sliding doors into the garden.

The house is entered through the front door which leads into a vestibule beyond into a hallway which communicates with the principle rooms on the ground floor. Turning left, the hallway leads to a large kitchen breakfast room with the benefit wonderful views of the garden from three sliding doors to the rear and a further two on the side which open onto a wide and deep sandstone terrace on the other.



The modern 'Shaker' style kitchen with quartz (Silestone) work surfaces, twin deep ceramic sinks, five ring Falcon electric range with twin ovens and warming drawer, a number of integrated appliances including large integrated German fridge and separate freezer, Bosch dishwasher and benefits from floor and wall mounted cabinets, deep recessed cupboards and an island with breakfast bar.

There is a well-proportioned entertaining area with underfloor heating enhanced by limestone tiles with ample space for a large dining table with seating for a large gathering and a couple of large sofas. Beyond there is a large utility room with access to the side of the house and in to the gym.

A pretty study or library with Arts and Crafts fireplace in one corner, cloakroom, sitting room and drawing room with dual aspect views over the front of the house and garden complete the downstairs accommodation.

On the first floor there are four double bedrooms and two fully tiled family bathrooms with high quality sanitary ware, walk-in showers with Victoriana fittings by Lefroy Brooks.

On the second floor there is an enviable principal bedroom with en suite bathroom, ample storage, walk-in wardrobe and exceptional views over the garden provided by three pairs of glazed double doors with a glass Juliet balcony beyond.

The property can be seen in more detail on the attached floor plan.

Outside, the property is approached through an in-out gravel driveway with ample parking for multiple cars, set back behind a mature topiary hedge and well stocked flower bed.

At the rear of the property there is an attractive landscaped garden designed by award winning landscape designer Janey Auchincloss laid mainly to lawn which is split by a beech hedge with borders and flower beds, well stocked with herbaceous plants and shrubs.

To one side there is a gravelled walk way beneath mature Holm Oaks lit up at night by low level lighting which leads to a significant studio building.

Access to the garden without entering the house is afforded by gates on both sides of the property.

Agents Note: Please note that the property is affected by a Trinity College covenant. Please speak to Savills for more information.

#### **Tenure**

Freehold

#### **Local Authority**

Cambridge City Council: Council Tax Band G

#### **Viewing**

Strictly by appointment with Savills

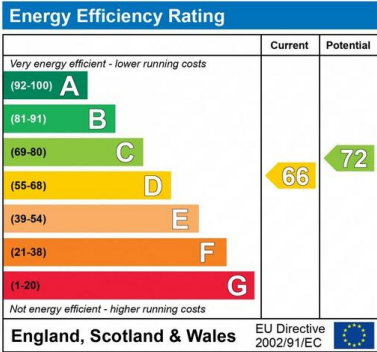




Approximate Area = 277.3 sq m / 2985 sq ft (Including Garage)  
Including Limited Use Area (8.0 sq m / 86 sq ft)  
Outbuilding = 19.5 sq m / 210 sq ft  
Total = 296.8 sq m / 3195 sq ft  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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