

Substantial Arts & Crafts house with fabulous gardens

34 Storeys Way, Cambridge, CB3 ODT



Extensive reception and living spaces • Seven bedrooms, three with en suite facilities • Swimming pool/sauna • Extensive parking and double garaging • Fabulous private gardens and grounds

### Local information

Schools for all age groups in the city in both state and independent sectors including St Johns College and Kings College Schools along Grange and West Roads, together with the Cambridge University Primary School at Eddington.

Comprehensive shopping facilities including Grand Arcade shopping mall and busy daily market available in Cambridge in the city centre and the cycle/footpath behind the property leads to Eddington where there is a Sainsburys supermarket, a delibakery and The Hyatt hotel incorporating a Restaurant "Kota" with further shops and facilities planned for the future.

Extensive recreational, sports and cultural amenities including the Cambridge Colleges, river Cam, Kettles Yard Art Gallery and Fitzwilliam Museum.

Cambridge Science/Business
Park and Addenbrookes
Biomedical Campus situated on
north and south sides
respectively, both can be
accessed largely via dedicated
along cycles lanes/guided
busway
Good connections to A14
heading east & west along with
M11 heading south towards
Stansted Airport, London and
M25.

# About this property

34 Storeys Way is a well proportioned detached Arts & Crafts property, extending to approximately 6.099 sq ft and

constructed around the 1920s of decorative rendered elevations beneath a tiled roof. The property was subject to a total refurbishment program which included new double glazed small pane hardwood windows. The current owners added a large extension when they acquired the property some years ago to create a fabulous leisure suite comprising infinity pool, sauna cabin and sunken spa bath. The entrance door leads into a wide and long reception hallway with elegant staircase leading to the first floor.

There are extensive living spaces, informally laid out including a dual aspect drawing room with working fireplace, open plan sitting and living rooms, garden / dining room along with home office, craft or hobbies room and a library/music room. The reception spaces all have oak flooring throughout and flow very well providing lots of beautiful and useful space for a large family. The kitchen/ breakfast room has long honed granite working surfaces and a comprehensive range of cream coloured cabinetry including pull out larders, twin dishwashers, and Stoves five burner cooking range. There is a matching granite peninsular with long breakfast bar for four stools and a further counter with drinks preparation area and circular sink along with matching cabinetry and a wine cooler beneath. A wide metal framed glazed partition with folding doors connects to the open plan sitting/reception spaces whilst









glazed double doors lead to the side paved terrace and gardens. There is a glazed link with ample boot/shoe storage cabinets with dual aspect entrance doors which access the inner driveway/ garaging to one side and the rear garden to the other.

The swimming pool is infinity style and measures about 42' x 15 ' with three sets of quadruple glazed bi-folding doors to the garden, there is a sunken spa bath, shower/changing room and sauna cabin. The building is vaulted and attracts a great deal of natural light.

There are seven bedrooms on the upper floors including the main suite comprising walk-in wardrobe closet and en suite bath/shower room fitted with deep roll top bath, oversized shower and slate tiled walls. All bedrooms are considered large doubles, there are two which have en suite bath and shower rooms along with a family bathroom and further shower room on the first floor, all of which are fitted with Villeroy & Boch sanitary-ware.

The south-west facing gardens are exceptional and have been beautifully maintained. From the garden/dining room is a paved York stone path flanked with 'cottage ' style planting which leads to a fabulous thatched oak summer house and is an ideal space for entertaining and gathering with friends and family. The split level formal and croquet/recreation lawns are extensive and completely private and divided by wide stone steps. There is a tall Yew hedgerow, in which has a roped timber gangway leading to a treehouse beyond, this has a roped climbing area and long zip wire leading to further 'hidden' climbing frame and swing area.

There is a fantastic wide paved Sandstone terrace providing ample sun bathing and entertaining space, a pergola partially covered by mature vine and trellis with an alfresco dining area beneath. To the side of the property is a 'secret' garden with informal planting and small pond. The property is accessed via a long gravel driveway, which is part of the title and shared with the two substantial detached properties beyond. This leads to a curved in-out driveway, whilst further along is a tall sliding gateway enclosing a further private parking area and double garaging. In all about 0.78 of an

The property which is being offered with no onward chain could be available with a completion date during Autumn 2023.

## Tenure

Freehold

## **Local Authority**

Cambridge City Council

# **Council Tax**

Band = H

## **Energy Performance**

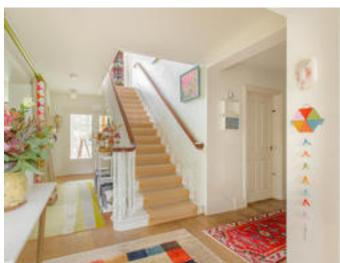
EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills













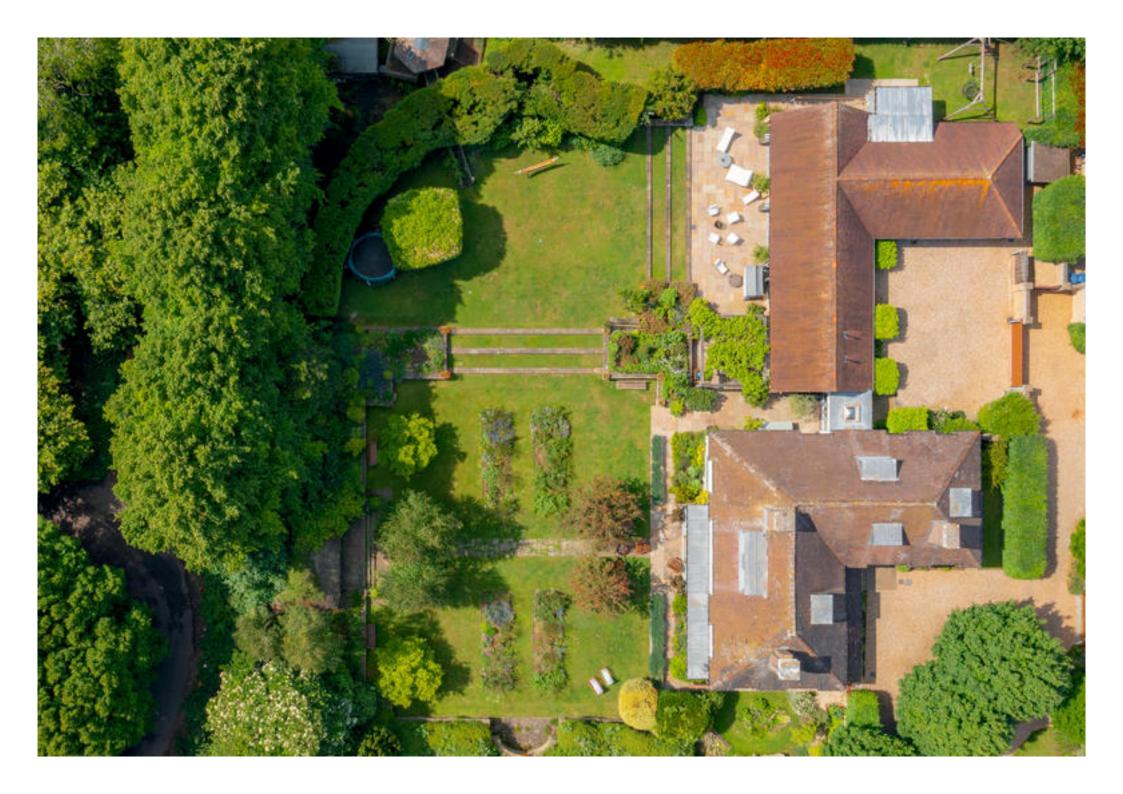














savills

savills.co.uk

schipchase@savills.com

Approximate Area = 566.6 sq m / 6099 sq ft

Basement = 12.1 sq m / 130 sq ft

Garage = 35.7 sq m / 384 sq ft

Bike Shed = 4.0 sq m / 43 sq ft

Total = 618.4 sq m / 6656 sq ft

Including Limited Use Area (10.2 sq m / 110 sq ft)

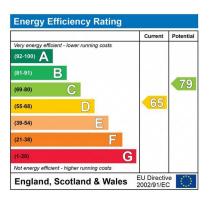
For identification only. Not to scale.

© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) fourwalls-group.com 300458





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. 32021011 Job ID: 163990 User Initials: EB



