



# Substantial Arts & Crafts house with fabulous gardens

**34 Storeys Way, Cambridge, CB3 0DT**

Guide Price £5,500,000 Freehold

savills



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 deli-bakery 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 acre.

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

















