



Modern townhouse with exceptional views over fields.

14 Champneys Walk, Cambridge, CB3 6AW

Guide Price £1,250,000 Freehold





Three storey townhouse in enviable location •
Overlooking Newnham College playing fields • Flexible
accommodation • Off road parking • Offered with no
chain

Local information

Champneys Walk is situated in the University city of Cambridge, just off of Grange Road in the Newnham district, and from the rear overlooks Newnham College Sports Ground.

There is a wide range of cultural and recreational amenities within the city, including The Fitzwilliam Museum, Cambridge University Botanic Garden and Kettle's Yard. There is punting available on the river Cam and various green spaces around the city including Midsummer Common, Parkers Piece and Lammas Land – the latter being just 0.4 miles away. There is a live music and comedy venue 'The Junction' located by the Cambridge Leisure Centre, 0.4 miles away from the station. Cambridge University Cricket Club and Parkside Pools and Gym leisure centre are also 1.3 miles away, the latter of which offers a gym, 25 metre swimming pool, diving pool with boards and an onsite café.

Cambridge has also become recognised as an important centre for the 'high tech' and 'bio-tech' industries with the University Research and Development Laboratories, Science Park, ARM, Microsoft, AstraZeneca and Addenbrooke's Hospital/Biomedical Campus.

For shopping, there is a popular busy daily market in Cambridge Market Square and further facilities can be found at The Grafton Centre and Grand

Arcade shopping malls in central Cambridge.

Cambridge railway station is 1.6 miles away with regular services into London Liverpool Street and Kings Cross and journeys taking from 50 minutes, as well as Stansted and Gatwick Airports. Cambridge is well connected for the A14, A10 and M11 which in turn leads to access down to the south towards London and Stansted.

Schools for all ages groups in Cambridge centre in both state and independent sectors including The Leys, The Perse, The Stephen Perse Foundation. Champneys Walk is in catchment for Newnham Croft Primary School (0.4 miles) and Parkside Community College (1.4 miles). For college students, Long and Hills Road sixth form colleges are 2.4 and 1.7 miles respectively.

All distances and times are approximate.

About this property

14 Champneys Walk is a modern three-storey townhouse in an enviable position overlooking college playing field, on a no through road cul-de-sac.

The property which is built of brick elevations beneath a tiled roof can be seen in greater detail on the attached floor plan and is being sold with no upward chain.

The house is approached from a covered driveway, with a pathway



to one side leading to access to the rear garden and further parking to the other, which leads to a recessed wooden front door. Adjacent to the front door is a storage cupboard containing the electric and gas meters.

Beyond the wide and deep hallway is a well-proportioned reception room with sliding doors which allow access and views over the rear garden. To the right there is a dining room or further small reception room once again with access and views over the rear garden. Accessible from both the smaller reception room and the hallway there is a well-appointed kitchen with wall and floor mounted units which could benefit from some modernisation. A WC and under-stairs storage complete the ground floor accommodation.

On the first floor, the principal bedroom spans across from the front to the rear of the property. This light and airy room benefits from not only a well-proportioned dressing room but also access to a stunning balcony facing East over the College playing fields. There is a further bedroom which could also be used as a first floor reception room, which also has the benefit of sliding doors and access to the aforementioned balcony as well as a large built-in storage cupboard. There is a large shower room with modern sanitary ware and a large walk in cupboard containing the boiler, which provides more storage on this floor.

On the second floor, there are three further good size bedrooms with a family bathroom, as well an airing cupboard that contains the water

tank. From the second floor, there is access to the boarded loft that provides ample storage space.

Outside to the rear of the garden has been laid mainly to paving with low maintenance in mind and there is a small summerhouse to one side.

Tenure

Freehold

Council Tax

Band = G

Energy Performance

EPC Rating = D

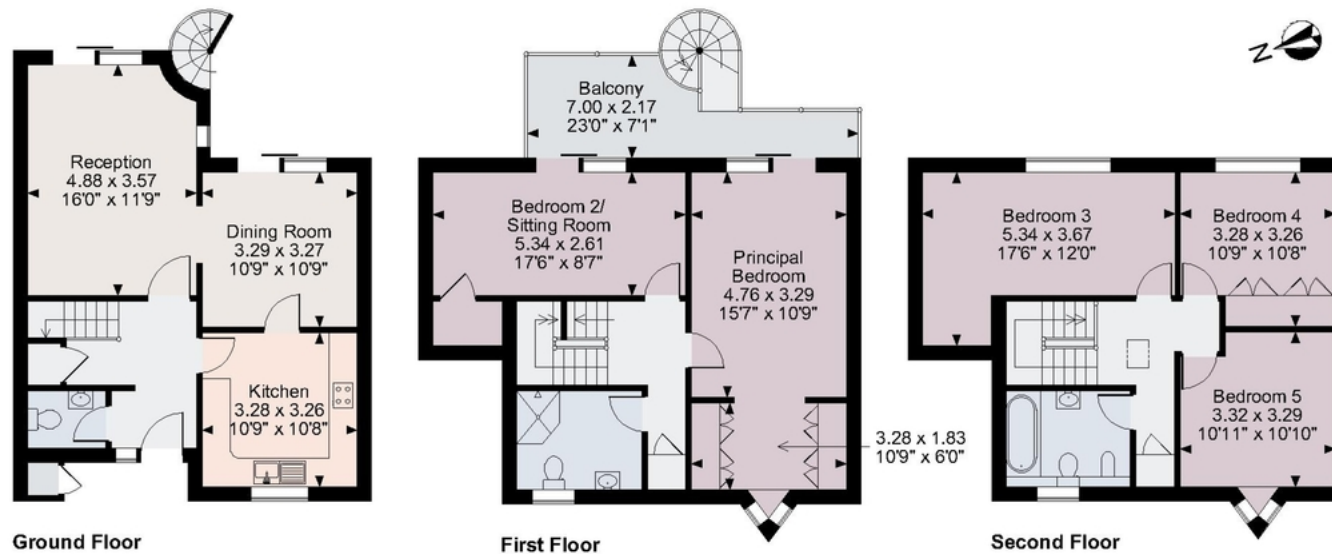
Viewing

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






Champneys Walk, Cambridge
 Main House gross internal area = 1,679 sq ft / 156 sq m
 Balcony external area = 115 sq ft / 11 sq m



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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