



Victorian villa with outline consent for two dwellings

Achray, Gazeley Road, Trumpington, Cambridge CB2 9HB

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Development opportunity • Victorian house for renovation and extension (STP) • Two further building plots with outline permission • Exceptional position on private, no-through road • South facing gardens

Local information

- Gazeley Road is a private, no-through road situated on the south side of the city centre and just off Trumpington Road, 2.4 miles from the market square.

- Cambridge railway station has mainline services to London from around 48 minutes. There is access to cycle paths running alongside Trumpington Road and, along Long Road, the Guided Busway that leads directly to the rail station, 2 miles distant.

- The entrance to the Biomedical campus, Addenbrooke's/Royal Papworth hospitals and the proposed Cambridge 'South' station is approx. 1 mile away.

- Comprehensive shopping facilities which include the busy daily market, The Grand Arcade shopping mall and a wide range of independent shops are available in the historic city. Extensive cultural amenities, including the University Botanical Gardens - a large 40 acre garden with exotic planting, specimen trees and Victorian glasshouses and the Cambridge Colleges, some 31 in all, along with the Fitzwilliam Museum, are all within Cambridge city. Waitrose supermarket is approximately 0.8 of a mile.

- Excellent state and independent schools including The Leys, St Faith's, St Mary's, Stephen Perse and The Perse are all within the vicinity. Hills Road and Long Road Sixth Form Colleges are nearby.

- The M11 junction 11, just beyond Trumpington heads north towards the A14 and A1 and south towards London, the M25 and Stansted Airport.

(all distances and times are approximate).

About this property

Achray is an attractive Victorian villa set at the end of this private, no through road - originally the first to be built on this road by the then Cambridge Planning Officer in 1889. The impressive house extends to approximately 1,702 sq ft comprising of three receptions, kitchen and utility room to the ground floor and four bedrooms, study and family bathroom to the first floor. The house retains original features including double-hung sash windows, intricate ceiling roses and moulded corning but would benefit from an extension and renovation programme (subject to planning) with the potential to create a magnificent family home.

The grounds extend to about 0.62 of an acre to the south and east of the main house. Outline planning permission was granted in June 2019 (ref 19/0896/OUT) for the construction of two detached dwellings extending to approximately 2,350 sq ft each at the end of the garden. Further details are available from the selling agent.

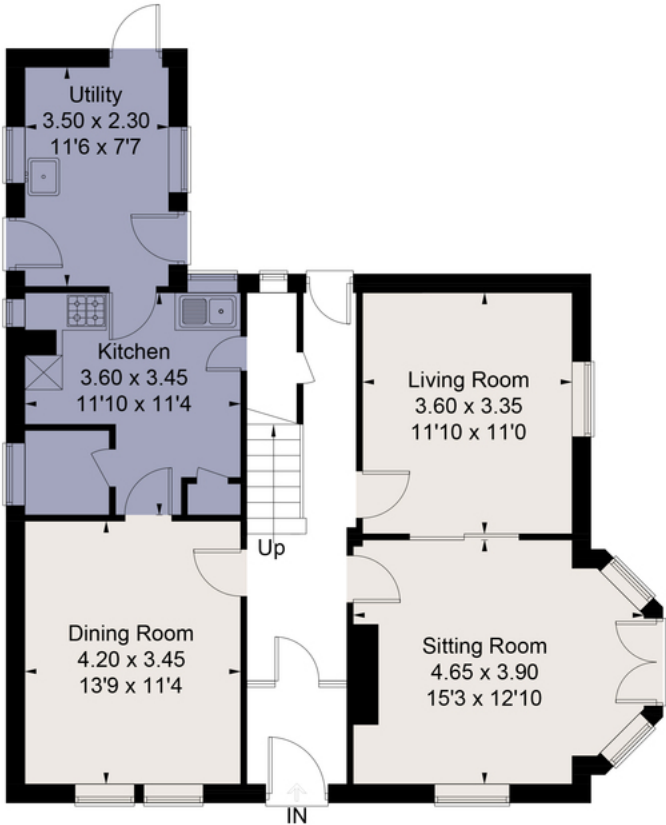
Viewing

Strictly by appointment with Savills

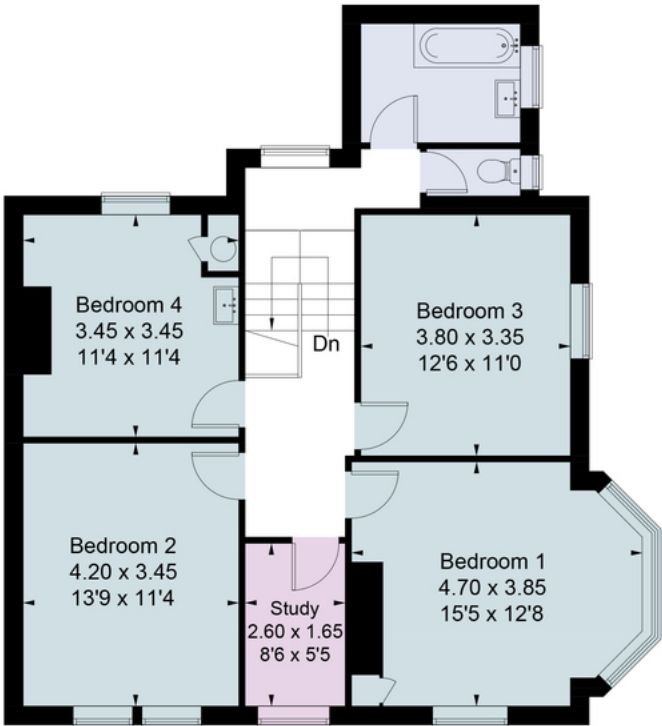




Approximate Floor Area = 158.1 sq m / 1702.3 sq ft

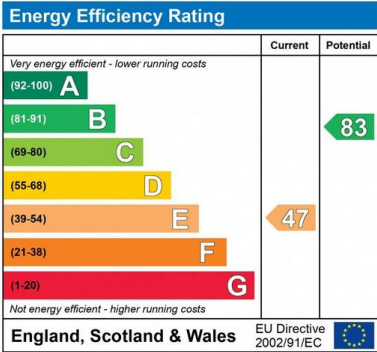


Ground Floor



First Floor

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