



Arbury Road, Cambridge
CB4 2JD

Pocock+Shaw

61 Arbury Road
Cambridge
Cambridgeshire
Cambridge
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A rather special opportunity to purchase this substantial, detached, Victorian family home with accommodation arranged over three floors and the benefit of a detached coach house and parking.

- Substantial 6 bedroom family home
- Detached coach house with garage and parking
- Retaining numerous and interesting features throughout
- Fabulous principal bedroom suite
- Established rear west facing garden
- Conveniently situated for City and Station
- Expansive accommodation over three floors
- Within Milton Road primary school catchment area

Offers Around £995,000



Located on this popular road, this stunning home offers easy access to the cafés, shops, chemists and surgeries of both Arbury Court and Milton Road. A nearby bus stop, alternatively a half hour level walk, brings you to the city centre with its fashionable restaurants and cosy pubs, celebrated theatre and museums, public parks, including Jesus Green and Midsummer Common, ancient Colleges, river Cam and boating, Grand Arcade and Grafton Centre shopping malls, thriving daily market, and fast trains to London.

Ground floor

Reception hall with balustrade staircase to first floor with storage cupboard under, stained glass door and fanlight to the front, bay window to the front, archway with decorative corbel, cast iron fireplace with tiled slips, wooden mantle and surround, picture rail, decorative schoolhouse cast iron radiator, large cloak cupboard with hanging rails.

Cloakroom with low level WC, vanity wash handbasin, mixer tap, cupboard under, mosaic splashback, inset spotlights, radiator.

Sitting room Impressive room with wooden floorboards and feature fireplace with marble mantle and surround, two double glazed windows to the front, double glazed bifolding doors to the garden, three radiators.

Study with exposed floorboards, period fireplace with tiled hearth and surround and mantle over, sash window to the rear, alcove shelving, picture rail and radiator.

Kitchen/dining room commencing with a range of contemporary schuller wall and base units with expansive quartz working surfaces with inset siemens electric hob and flush fitting gaggenau extraction system, inset single drainer and mixer tap, twin siemens ovens, bosch full height fridge and liebherr full height freezer, fitted bosch dishwasher, recessed lighting and breakfast bar. There is a range of corner banquette seating with storage under and dual aspect range of bifolding doors to the garden.

First floor

Landing With stairs to second floor, double glazed window to side, utility cupboard with plumbing for washing machine, window to side and heated towel rail.

Principle bedroom suite With two double glazed windows overlooking the garden, picture rail, two radiators, built in double wardrobe, door to en suite.

En suite With tiled and glazed shower enclosure with drenching shower head and controls, high flush wc, vanity wash handbasin with marble top and cupboard under, double glazed sash window to the front, extensively tiled.

Dressing room With a range of fitted wardrobes to three walls complete with hanging and shelving rails, radiator.

Bedroom 2 With twin double glazed sash window to front, further double glazed sash window to front, cast iron fireplace with mantle and surround, radiator, picture rail, concealed door to en suite.

En suite With white contemporary suite with tiled shower enclosure with wall mounted controls, low level wc, pedestal wash handbasin and mixer tap, heated towel rail, range of fitted storage, double glazed sash window to the front.

Family bathroom With contemporary white suite, panelled bath with mixer tap and folding shower screen with a tiled surround, vanity wash handbasin with mixer tap and cupboard under, low level wc, timber flooring, radiator.

Bedroom 3 With dual aspect double glazed windows with views to the garden, airing cupboard with hot water cylinder and radiator.

Second floor

Landing With three double glazed windows to the rear, radiator and spotlights.

Bathroom With twin vanity sinks, low level wc, roll top bath with mixer tap and shower attachment, large glazed and tiled shower enclosure with drenching



shower head and controls, velux roof light and inset spotlight.

Bedroom 4 With double glazed window to rear, velux roof light to front, radiator and spotlights.

Bedroom 5 With velux roof light to front, radiator and inset spotlights.

Box room/bedroom 6 With velux roof window to front, radiator and inset spotlights.

The Coach House

Hall With stairs to first floor, door to garage, wall mounted radiator.

Studio Area With vaulted ceiling with three Velux roof lights, raised seating area with window to the front and fitted television storage unit, concealed double bed. Fitted range of contemporary units with work tops and sink with mixer tap, built in appliances including fridge and dishwasher.

Shower room With tiled shower enclosure with folding glazed door, wash handbasin, low level wc, light tube, heated towel rail, fitted wardrobe with hanging rail.

Garage Remote control up and over door with power and light laid on. Parking for one car on a paved sandstone driveway.

Outside To the front of the property is a gravelled garden with pathway to the front door and magnificent magnolia tree. To the rear the garden is westerly facing and measures 40'x 32' and is walled and fenced predominantly laid to lawn with a selection of fruit trees and paved seating areas. The garden features a range of well stocked flower and shrub beds with a quarry tiled path leading to the gated rear access and parking area. There is an outside tap and lighting laid on.

Services All mains services

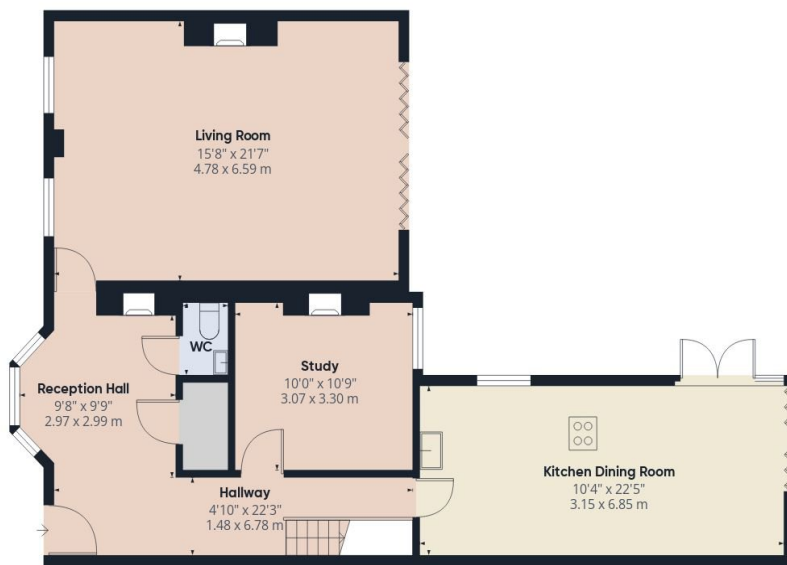
Tenure The property is Freehold

Council Tax Band E

Viewing By Arrangement with Pocock + Shaw

EPC awaited

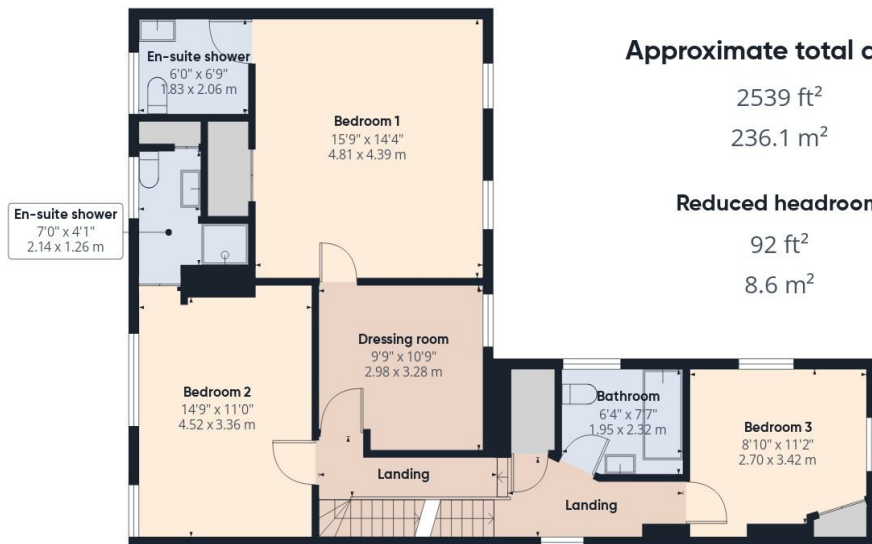




Ground Floor



Second Floor



First Floor

Approximate total area

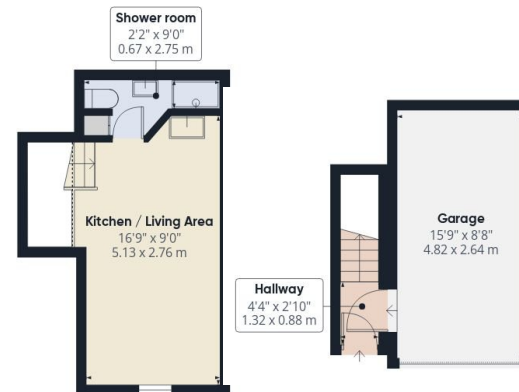
2539 ft²

236.1 m²

Reduced headroom

92 ft²

8.6 m²



Coach House



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested