

Maids Causeway,
Cambridge, CB5





Maids Causeway

Cambridge, CB5 9DA

Knight Frank are pleased to offer this delightful Grade II listed home, situated in the city with enviable views over Midsummer Common.

Dating from the Georgian era, the property has been imaginatively renovated throughout, benefiting from a rear extension, resulting in a characterful period family home with a magnificent outlook.



Tenure: Available freehold

Local authority: Cambridge City Council. Tel: 01223 457000

Council tax band: H

Services: Mains gas, electricity, water and drainage

14 Maids Causeway has been updated throughout the four floors, retaining a wealth of period characteristic features, including fireplace and sash windows. However, the property benefits from contemporary interior styling, providing an elegant home to present-day lifestyles.

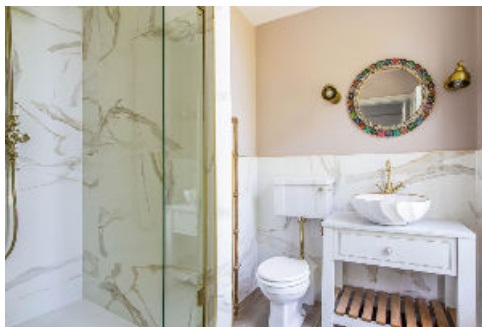
Steps lead to the entrance door and vestibule into a bright reception hallway, exaggerated by a glass-panelled door allowing light from the rear extension. A formal living room sits off the hallway featuring a fireplace and, a particular feature of these beautiful homes, a floor-to-ceiling window. The real heart of this family home is the kitchen/drawing room, cleverly extended across the rear of the property to incorporate a dining room, enhanced by twin full-height doors leading to a rear elevated deck, perfect for outside entertaining. The kitchen area is fitted with an excellent range of bespoke wall and base cabinetry topped with stone work surfaces incorporating a breakfast bar, display shelving, and integrated appliances.

A lower landing staircase leads to a beautiful individual cloakroom/powder room and a generous utility, with direct access to the rear garden. A further reception/cinema room, a guest bedroom suite, and storage areas are off the lower landing.

From the hallway, a sweeping staircase leads past a feature-arched window to the main landing area, leading to a principal bedroom suite with dressing area, featuring a mounted bath beneath the window overlooking Midsummer Common. Two additional double bedrooms are on this floor, split by a dual use en suite shower room, ideal for children. Two double bedrooms are on the top floor to complete the accommodation, serviced by a family bathroom.

Attention to detail has been put into landscaping the front and rear areas. A wrought iron gate sits between the private hedge, with a pathway leading directly to the steps, and the front door, with mature bushes and flowers bordering the path. The rear garden is mature in setting, with gated rear access, extensively laid to lawn with bush and tree bordering, and a soft play area. The 24ft raised terrace from the kitchen/dining room is a focal point.





Beautiful mix of period features with modern elements



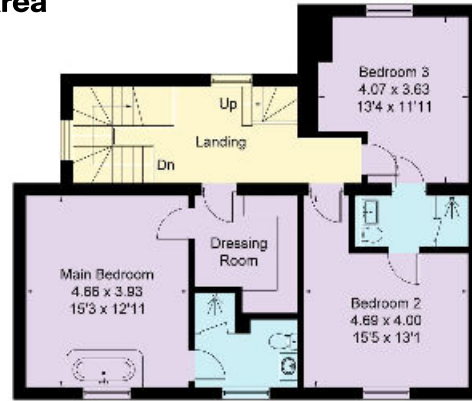
Maids Causeway runs alongside Midsummer Common, an open green space to the northwest of the city centre, bordering the River Cam. Cambridge city centre offers a comprehensive range of shopping facilities, including a daily market, the Grafton Centre and Grand Arcade shopping malls, and several independent shops and restaurants. Shopping is also available on Chesterton Road, including a baker's and supermarket. Various recreational, sports, and cultural amenities are available, with numerous theatres, art galleries, museums, and the Cambridge Colleges and gardens.

Maids Causeway is approximately 1.8 miles from Cambridge train station (services to London King's Cross from 50 minutes) and Cambridge North station approximately 2.8 miles. Schools for all age groups in both the state and private sectors are close by, and good road links via the M11 and A14 provide onward access to major road networks. (Times and distances are approximate).

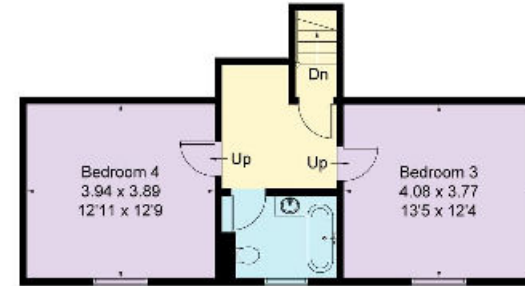


Approximate Gross Internal Floor Area 301.8 sq m / 3249 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



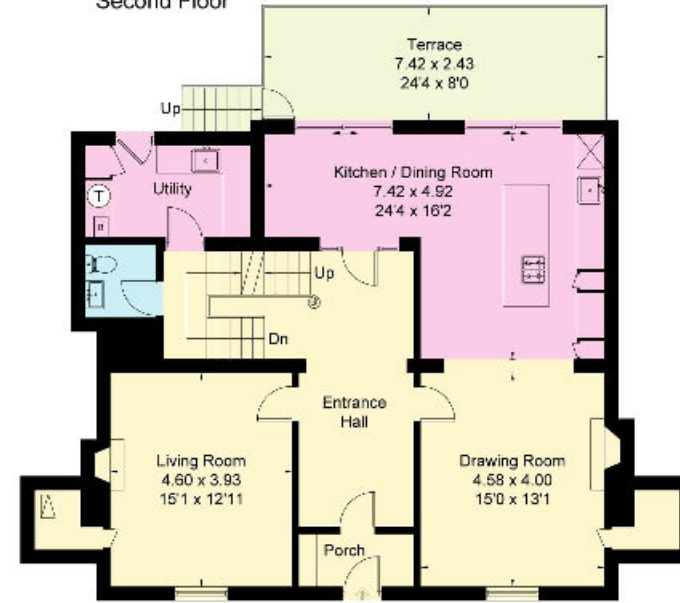
First Floor



Second Floor



Basement



Ground Floor

Knight Frank

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9 Hills Road

Cambridge

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2023. Photographs and videos dated June 2023.

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