



7 Adams Road

Cambridge, CB3 9AD


BIDWELLS

 Knight
Frank





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*Cambridge City Centre 1 mile, Mainline Railway Station 2 miles (Liverpool Street 70 minutes and King's Cross 49 minutes),
M11 (Junction 13) 2.5 miles (distances and times are approximate).*

**A magnificent Victorian house with beautifully presented accommodation,
set in stunning landscaped gardens, in an idyllic west city location.**

Gross internal floor area: 5,060 sq ft (470 sq m) excluding carport, loggia and store

Ground Floor: Lobby, Reception Hall, Sitting Room, Drawing Room, Dining Room, Cloakroom,
Conservatory, Kitchen/Breakfast Room, Utility Room, Pantry, Spa

First Floor: Library, Principal Bedroom, En Suite Bath/Shower Room, Bedroom 3/Study,
4 further Bedrooms, 2 further Bath/Shower Rooms (1 En Suite)

Second Floor: Bedroom 7, En Suite Bathroom

Outside: Double Carport, In and Out Driveway, Mature Rear Garden

In total the property comprises 0.61 of an acre (0.248 hectares)

Please read Important Notice on the floor plan page.



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Description

Dating from 1899, No 7 Adams Road is a truly wonderful example of the late Victorian era and most imposing from its rear elevation, with charming reception rooms, original features still intact and a delightful aspect over the gardens to the south. Constructed of mellow red brick elevations with pretty tile hanging to the first floor under a tiled roof, of particular note is the superb first floor Library with its barrelled ceiling.

More recently the current owners have sympathetically extended and renovated the property under the direction of NRAP, a leading Cambridge practice to ensure the retention of many of the original period features including panelling, window seats and cornicing. Merging seamlessly with the original building, the new extension incorporates a large family kitchen/breakfast room with handmade units by Chalon of London, a splendid conservatory built by Vale Garden Houses leading through to the spa/gym with bespoke glass shower and sauna enclosures and an Italian spa designed by Tecu with Luna stone tiling. A new luxurious principal bedroom occupies the entirety of the first floor of the extension and completes this work.





Outside

The house stands extremely well in established gardens and grounds and in the acreage is fully screened from the road by a hedge and a variety of shrubs and mature trees. Access is via a gravel in and out driveway which leads to an ample off-street parking space and double car port.

The wonderful rear gardens extend predominately to the south with a large expanse of lawn running the entire length of the original house flanked on one side by a mature topiary hedge. Adjacent to the recent extension is a charming Italian style garden with a feature pond and extensive terrace paved with reclaimed York stone paving. This glorious garden is screened to all boundaries by fine mature specimen trees and shrubs, providing a high level of privacy and seclusion.



Property Highlights

- 5,060 sq ft (470 sq m) of immaculately presented accommodation with well proportioned rooms and high ceilings
- Period features include wood panelling, deep skirtings, cornicing, open fireplaces, window seats, wooden flooring, and panelled doors
- Lovely Entrance Lobby and Hall with handmade leaded stained-glass door panels, working fireplace with original grate inset and hardwood flooring
- Elegant Drawing Room 25' x 15' (7.61m x 4.56m) with deep bay windows and open fireplace
- Superb Dining Room with bay window and doors leading to the adjacent Conservatory
- Bright and airy Kitchen/Breakfast Room fitted with range of base and wall cupboards with central island by Chalon of London, granite worktops and a gas-fired 4 oven Aga with separate hob unit
- Utility Room with fitted units and separate pantry
- Stunning conservatory hand made and designed by Vale Garden House with Limestone flooring, underfloor heating and automated bespoke blinds





Property Highlights

- Fabulous Spa/Gym Suite with Italian designed spa by Tecu, bespoke glass steam room and shower enclosures with Luna stone tiling
- Unique first floor Library 25'4 x 15'5 (7.71m x 4.69m) with a stunning 10ft high barrelled ceiling, original panelling, bookcase shelving and wide casement windows with window seats overlooking the gardens
- Beautiful Principal bedroom suite with open fireplace, oak flooring with underfloor heating, open vaulted ceiling, leading through to a dressing area, large bathroom with bespoke wet shower area and oval freestanding bath with Boffi taps
- 5/6 further Bedrooms arranged over two floors with 3 bath/shower rooms (2 En Suite)
- Extensive mature gardens of 0.61 acre with a wide variety of established shrubs and specimen trees, including an orchard and Italian style garden with feature pond
- Fully maintained and monitored security alarm system
- Gas Radiator Central Heating
- Double Car port, Loggia with wood



Approximate Area = 470 sq m (5060 sq ft)
excluding Carport, Loggia and Store

- Bedrooms
- Bathroom
- Reception
- Kitchen
- Circulation
- Spa
- Carport



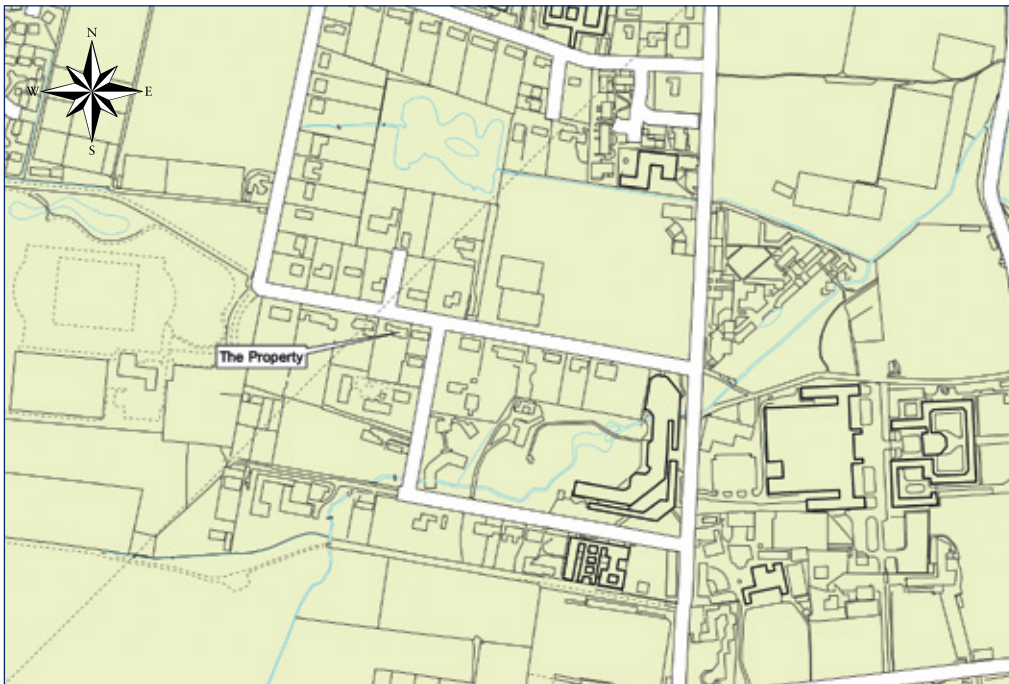
NOT TO SCALE: For guidance purposes only



First Floor

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Location

Adams Road is widely regarded as one of the best addresses in the city and is characterised by substantial houses in large gardens. Situated less than a mile west of the heart of the historic centre, the property occupies an idyllic position close to many of the College and University Departments and their playing fields, including St John's College School and King's College School which are just a short walk away in neighbouring Grange Road and West Road respectively.

Cambridge also offers a wide range of educational and cultural amenities and is not only world renowned for its academic achievements, but also has become an important centre for the 'high tech' and 'bio tech' industries with the University Research and Development Laboratories and the internationally renowned Cambridge Science Park. Addenbrooke's Hospital and the new Cambridge Biomedical Campus, planned to be one of the largest centres of health, science and medical research in the world, is within about 1.5 miles to the east. London commuters are well served with a mainline railway station about 2 miles away providing services to King's Cross and Liverpool Street in about 52 and 67 minutes respectively and the M11 (junction 11) is about 2.5 miles away providing access to Stansted Airport and the M25.

Viewing

By prior telephone appointment with Bidwells
01223 841842

Enquiries

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Additional Information

Local Authority

Cambridge City Council
01223 457000

Outgoings

Council Tax Band: H Council Tax
Payable 2021/2022: £3,856.78

Services

All main services are connected to the property.

Fixtures & Fittings

All items normally designated as tenant's fixtures and fittings are expressly excluded from the sale.

Tenure & Possession

The property is for sale freehold with vacant possession on completion.

Energy Rating

E

Health & Safety

Please ensure that you take due care when inspecting any property.

Health & Safety

In common with other properties in the area, 7 Adams Road is sold subject to restrictive covenants in favour of St John's College, Cambridge. Further details are available from Bidwells.

