



CLARE ROAD

Cambridge, CB3



FOUR-STOREY TOWNHOUSE IN THE HEART OF OLD NEWNHAM

This wonderful city home occupies an enviable position on Clare Road, overlooking the historic sports grounds of Gonville and Caius College, perfect for lovers of the classic sound of “leather on willow” during the cricket season.

   EPC
4 2 3 D

Local Authority: Cambridge City Council

Council Tax band: G

Tenure: Freehold



THE PROPERTY

Steps with a wrought-iron handrail lead to the upper ground floor of this characterful home. Inside, the entrance hall connects both the upper and lower levels. At the heart of the house is the impressive, re-fitted kitchen/breakfast room, flooded with natural light and featuring bay windows to the front and rear, a tiled floor, and bespoke Tom Howley cabinetry with a central island and Quartz worktops. Built-in appliances include an electric range with fan oven, fridge/freezer, dishwasher, and waste unit.

The lower landing provides access to a shower room and the rear courtyard. A well-designed office/snug includes wall shelving, storage, and a utility cupboard with plumbing for a washing machine and space for a dryer. The lower ground floor offers a bedroom with a courtyard-facing window and a spacious dining room, ideal for entertaining.

From the entrance hall, the staircase rises past a window framing views to the rear. The first floor includes a family bathroom, a bedroom, and a generous sitting room with a flame-effect gas fire beneath twin sash windows overlooking the grounds of Newnham College.

The second floor features a spacious bathroom with a separate shower, serving the principal bedroom, which benefits from extensive built-in cabinetry, a flame-effect gas fire, and twin sash windows to the front elevation. A further double bedroom is located on the third floor. Outside, the open frontage provides off-road parking for two vehicles, with shrub-planted borders leading up to the steps to the front door.





LOCATION

Set in the highly regarded Newnham Conservation Area, the property is close to excellent local amenities including a post office, chemist, bakery, butcher, grocer and small supermarket. The historic city centre is just 0.75 miles away, a pleasant twenty minute walk, and the University's colleges and departments are also within easy reach. Lammas Land Recreation Ground and the nearby River Cam offer attractive green spaces and walks towards Grantchester.

The area benefits from excellent state and private schools, including St John's College School, King's College School, The Leys, Stephen Perse Foundation, St Mary's, Parkside and Newnham Croft. For commuters, the M11 Junction 12 is around 1.75 miles away, with Cambridge Central Station approximately 1.25 miles away, offering regular services to King's Cross and Liverpool Street.



Approximate Floor Area = 219.7 sq m / 2364 sq ft
(Excluding Eaves)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #103847



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Approximate Gross Internal Area = 291.7 sq m / 2,364 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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