



CHURCH STREET

Cambridge CB4



## STYLISH AND INDIVIDUAL DETACHED HOME IN CHESTERTON

No. 7 Church Street is the largest of an exclusive four-home development in Chesterton, offering modern, light-filled accommodation over five levels, elevated views across the recreation ground, and off-road parking along with a large, air-conditioned detached garage.



Local Authority: Cambridge City Council

Council Tax band: G

Tenure: Freehold

Underfloor heating and air conditioning



## BEAUTIFULLY ARRANGED OVER FIVE FLOORS

From the entrance hall, an open staircase leads to both the upper and lower floors and gives access to a guest bedroom with a modern en suite and a cloakroom. Stairs then descend to an impressive kitchen/breakfast room featuring sleek flagstone flooring, contemporary cabinetry with Silestone worktops, integrated Miele appliances, a central island and a utility room. A full wall of bi fold doors opens directly onto the garden and entertaining terrace, creating a seamless indoor-outdoor connection.

The first floor offers a light and bright living room with glass panelled entrance, bi fold doors leading onto a south facing rear terrace with glass balustrade, and a built in Sonos sound system. Two generous bedrooms also sit on this floor, served by a modern family bathroom; one of the bedrooms is currently fitted with extensive study furniture.





## UPPER FLOORS AND OUTSIDE LIVING

The individuality of the home continues on the second floor, where a guest bedroom benefits from fitted furniture and a striking en suite shower room featuring a glazed rear bay. The principal bedroom suite includes an architecturally interesting front elevation window, vaulted ceiling, fitted wardrobes, a dressing area, and a luxury en suite bathroom. The third floor offers a unique, part glazed study space filled with natural light and providing access to an additional private sun terrace.

Designed for low maintenance living, the front of the property offers off road parking for two vehicles along with a large detached garage fitted with air conditioning, making it ideal for use as a gym or hobby space in addition to parking. To the side, the garden is laid mainly to lawn and extends towards the rear where generous paved terraces provide excellent areas for outdoor entertaining. An elevated and fully enclosed rear garden completes this versatile outside space.



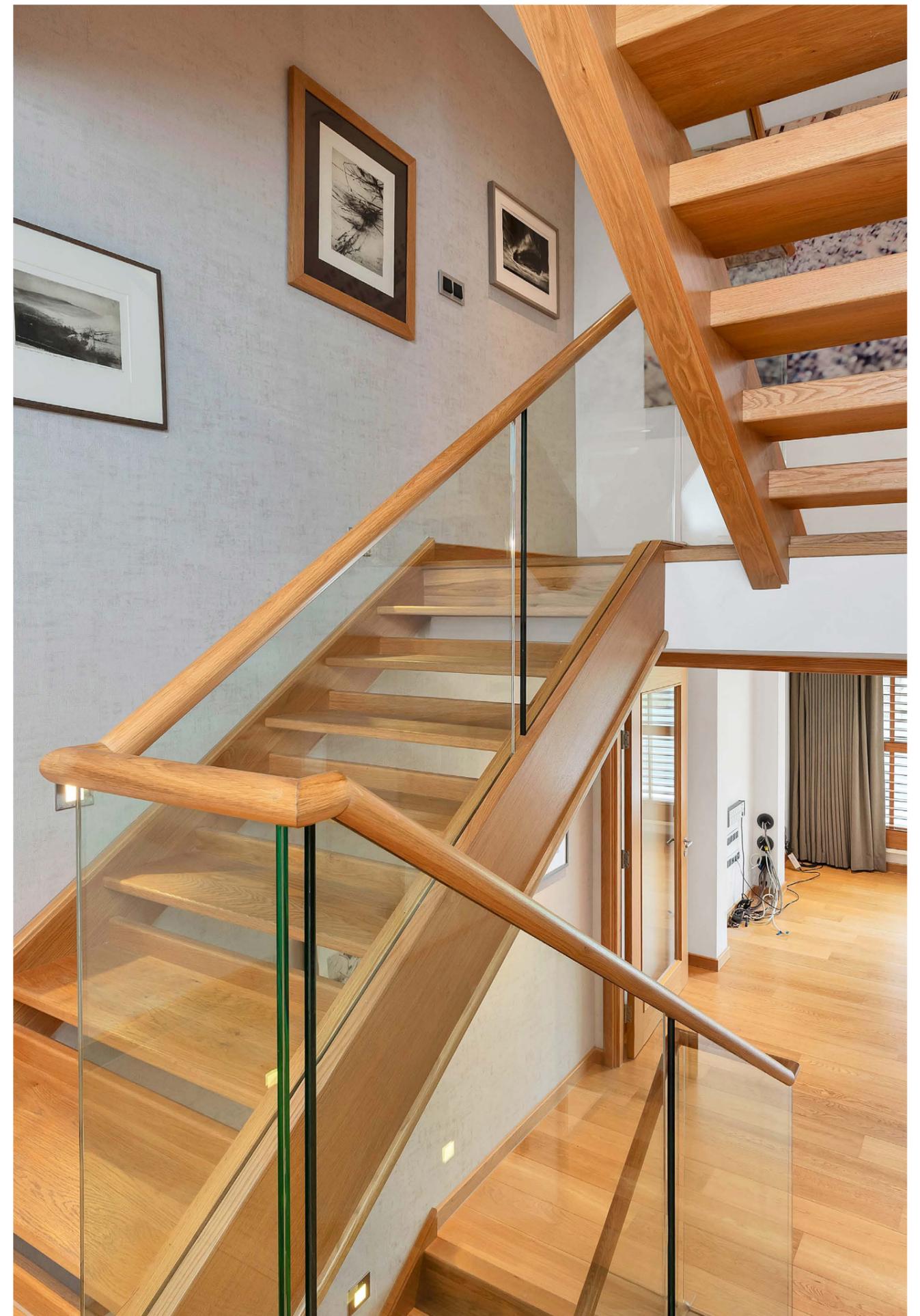


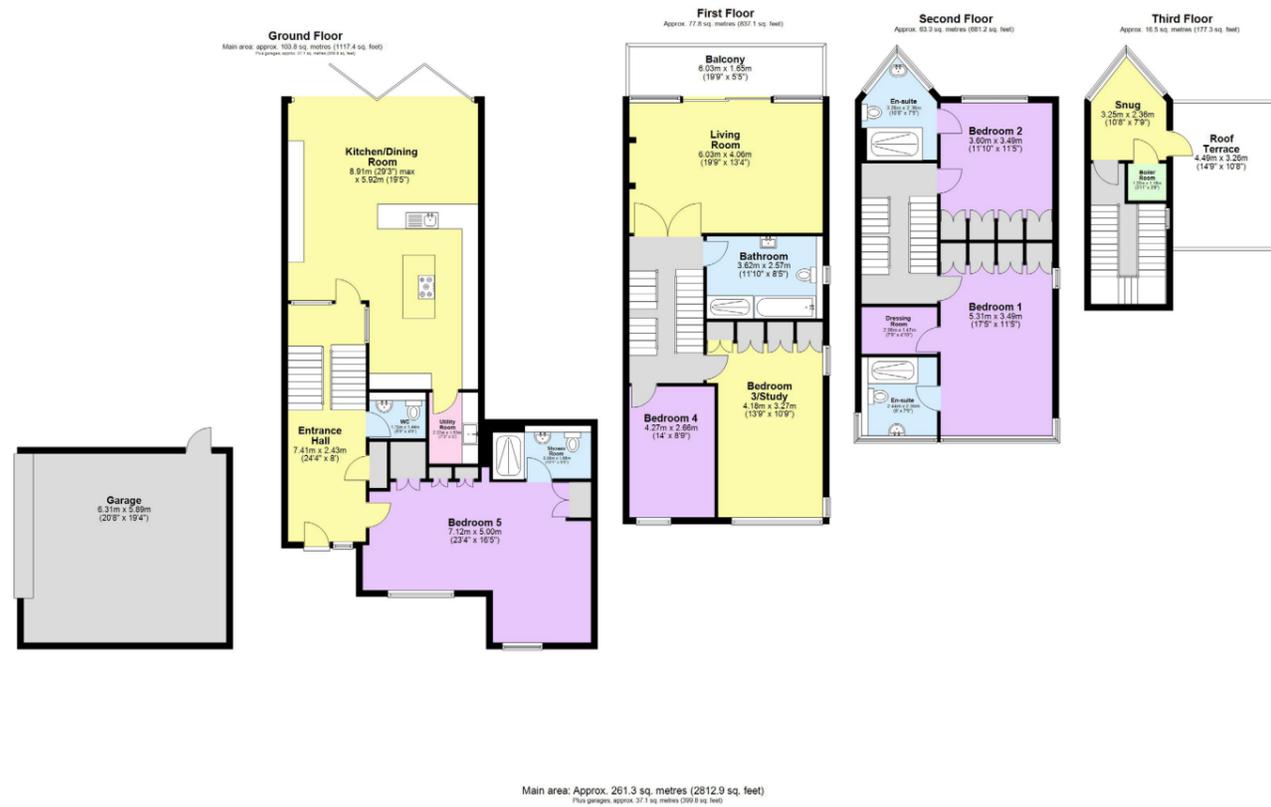
## SITUATION

Church Street is located in Chesterton, one of Cambridge's most popular and well-connected neighbourhoods. The property falls within catchment for Milton Road Primary School and Chesterton Community College, with an excellent choice of independent schools close by, including The Perse, The Leys and St Faith's.

The River Cam is just 0.3 miles away, offering riverside walks and punting from the heart of the city. Midsummer Common and Jesus Green are approximately a mile distant, with the historic city centre only 1.6 miles away, providing extensive shopping, cultural amenities and further green spaces such as Parker's Piece and Christ's Piece. Chesterton Road also offers a range of popular restaurants, bars and cafés including The Tivoli, Thirsty and Stir.

Cambridge North station is 1.5 miles from the property and provides regular rail services to Liverpool Street, King's Cross and Stansted Airport. For road travel, the area enjoys excellent access to the A14, which connects to the A1, and the M11 towards London and the M25.





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Approximate Gross Internal Area = 661 sq m / 2,813 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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