



HIGH STREET, CHERRY HINTON, CAMBRIDGE, CB1 9LU

- Cambridge Railway Station - approx. 2.5 miles
- Cambridge City Centre - approx. 2 miles
- Addenbrookes Hospital - approx. 1.5 miles

Impressively presented throughout • Significantly extended • Three double sized bedrooms • EPC rating E

DESCRIPTION

The significantly improved accommodation offers around 1,400 sq.ft comprising an entrance hall, two reception rooms, a kitchen/dining room, utility, cloakroom, three double sized bedrooms and a bathroom. Externally enjoying a charming and mature south-west facing rear garden.

The front of the property enjoys a small entrance hall beside a study/reception room, then leading through to the sitting room, which enjoys fitted storage and a woodburning stove. The inner hall has understairs storage with stairs rising to the first floor.

The kitchen/dining room is open and impeccably presented with a stylishly fitted kitchen with stone worktops and an inset double sink. The island offers more storage and a breakfast bar. Ample dining space with French doors leading to the rear garden terrace.

The remaining ground floor offers a utility room and cloakroom.

The first floor offers two double sized bedrooms, the second of which enjoys ample fitted storage and both offering original featured fireplaces.

A VASTLY IMPRESSIVE, STYLISH AND DECEPTIVELY LARGE THREE-BEDROOM HOUSE BOASTING AN ABUNDANCE OF CHARM WITH FLAWLESS MODERN DESIGN THROUGHOUT.



The bathroom is flawlessly finished with a vanity sink unit, two heated towel rails, WC, fitted storage and a corner bath. Both the floor and wall tiles are hugely stylish and of significant quality.

An exceptionally well converted loft space offering a large bedroom with eaves storage and a window to rear aspect.

OUTSIDE

The front aspect enjoys a small garden with a mature hedge and pathway leading to the front door. The rear garden is predominately lawned with a paved terrace, a wonderful selection of established shrubs, plants and trees and a summerhouse (4.1m wide & 3.6m deep) at the end of the garden.

AGENTS NOTE

There is planning permission for an en-suite to be installed on the second floor.

LOCATION

Cherry Hinton is a popular residential area situated to the south of the city. It offers excellent local amenities including a variety of shops, cafes and public house, a library, as well as doctors and dentists' surgeries and schooling (catchment to the Spinney school) and David Lloyd, 1km away. A Tesco superstore is also within walking distance. There is a regular bus service into the city and the station along with the open, recreational spaces of Cherry Hinton Hall. The village is superbly located for access to major road links including the A11, A14 and M11 along with the Science/Business Parks in the area and Addenbrookes Hospital.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Gas fired central heating, Mains water, drainage, gas and electricity. Note, none of these have been tested by the agent.

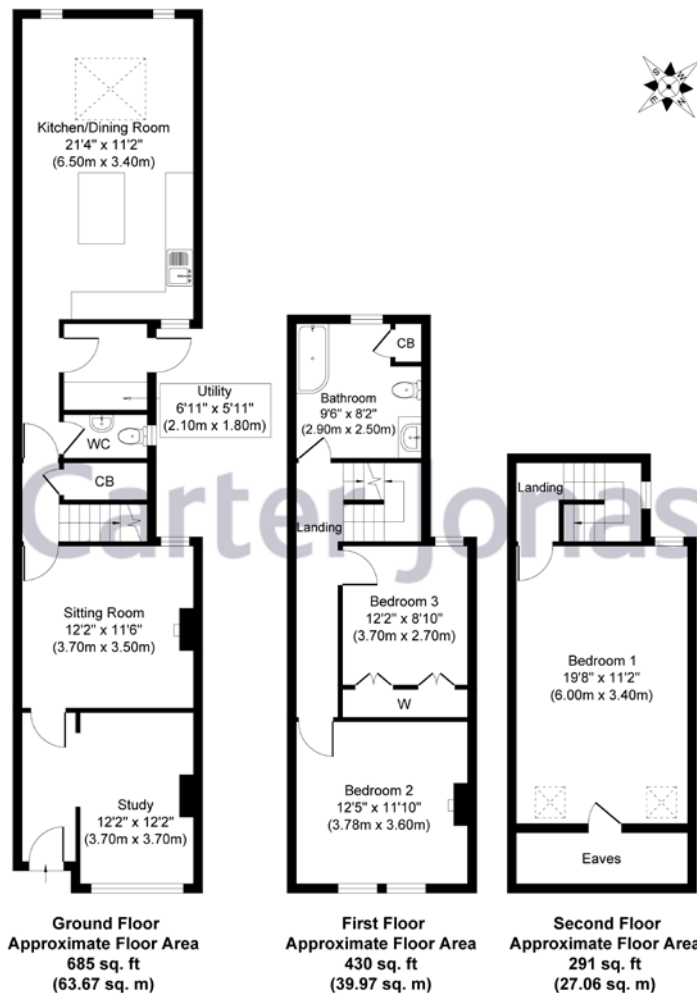
Local Authority: Cambridge City Council

Viewings: Strictly by telephone appointment with the Selling Agents, Carter Jonas 01223 403330









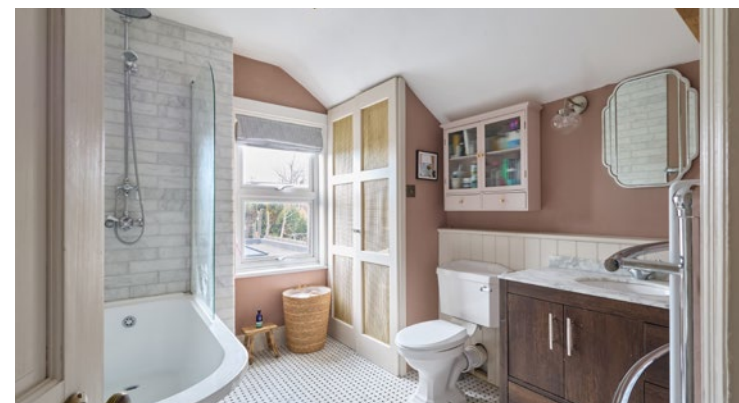
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2026 | www.houseviz.com

Cambridge South 01223 403330
cambridgesales@carterjonas.co.uk
The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.