

Adams Road,
Cambridge



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A substantial Victorian property in one of Cambridge's finest roads.

7 Adams Road is an impressive late-Victorian house built originally by St. John's College for one of its most prominent scholars. Accommodation is arranged over three floors and extends to approximately 5,000 sq with an en suite bedroom on the second floor. Architecturally the property is built of a mellow soft red brick with partly tile hung elevations, and has Dutch gables and casement windows. Many of the original features are evident including high ceilings, window seats, and a first-floor library with a barrel-vaulted ceiling.

The property has, during the existing owner's occupation, undergone a major programme of renovation which included a substantial, sympathetically designed extension by the well-regarded architectural practice NRAP. The original part of the property is now in need of some selective improvement, and once completed would offer a rare opportunity to create one of the most desirable properties in the city.

The ground floor accommodation offers a number of generous reception rooms including a sitting room, beautifully proportioned drawing room, and formal dining room, all of which have retained the previously mentioned detailing and have wooden flooring, high ceilings, corning, window seats, and open fireplaces. The kitchen/breakfast room has been completely redesigned with bespoke handmade 'distressed' cabinetry by Chalon and a four-oven Aga with additional hob unit. Double French doors open into a fabulous orangery with underfloor heated limestone flooring views over the formal gardens. Additional ground floor accommodation includes a cloakroom, utility room, and a purpose-built spa and gym suite with bespoke glass steam and shower enclosures.

At first floor level the fine library is lined with original panelling, bookcases, and has a barrel-vaulted ceiling. The generous principal bedroom suite faces west and includes a working fireplace, vaulted ceilings with exposed trusses, oak flooring and a spacious en suite bathroom complete with Boffi fittings. Also located on the second floor are four further bedrooms, two of which have en suite facilities, a family bathroom with roll-top bath, and a study or sixth bedroom complete the first floor. A further bedroom with en suite is located on the second floor, accessed via a second staircase.

The exterior gardens are south west facing and fully enclosed. An established topiary Yew hedge sympathetically divides the formal lawn to the left and a classically inspired Italian garden with a reclaimed Yorkstone terrace to the right, adjoining the garden room and spa. The gardens are finishes beyond with a former orchard with mature apple trees and herbaceous borders, and a loggia.

To the front aspect, the mature beech hedging provides excellent screening from and benefits from a wide gated carriage driveway and includes a two car double cart lodge, extensive parking and timber outbuildings/stores to the side.

5060 sq ft | Freehold
7 bedrooms | 5 bathrooms
0.6 acres of landscaped gardens
Guide price £4,500,000

Adams Road is regarded as one of the finest residential addresses in Cambridge, situated just off Grange Road in the Newnham district, with everyday shopping facilities available in Newnham including Co-Op mini supermarket, general store & post office, butchers, bakery and chemist.

There are a wide variety of highly regarded schools for all age groups in Cambridge in both state and independent sectors including St John's and King's College prep schools on Grange Road, The Leys, The Perse, The Stephen Perse Foundation, Long Road and Hills Road sixth form colleges
There a wide range of cultural and recreational amenities within the city, including The Fitzwilliam Museum, Cambridge University Botanic Garden and Kettle's Yard. There is punting available on the river Cam and various green spaces around the city including Midsummer Common, Parkers Piece and Lammas Land.

Cambridge has also become recognised as an important centre for the high tech and bio-tech industries with the University Research and Development Laboratories, Science Park, ARM, Microsoft, AstraZeneca and Addenbrooke's Hospital/Biomedical Campus.

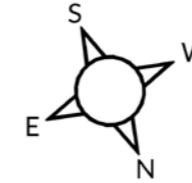
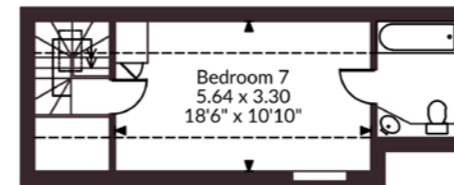
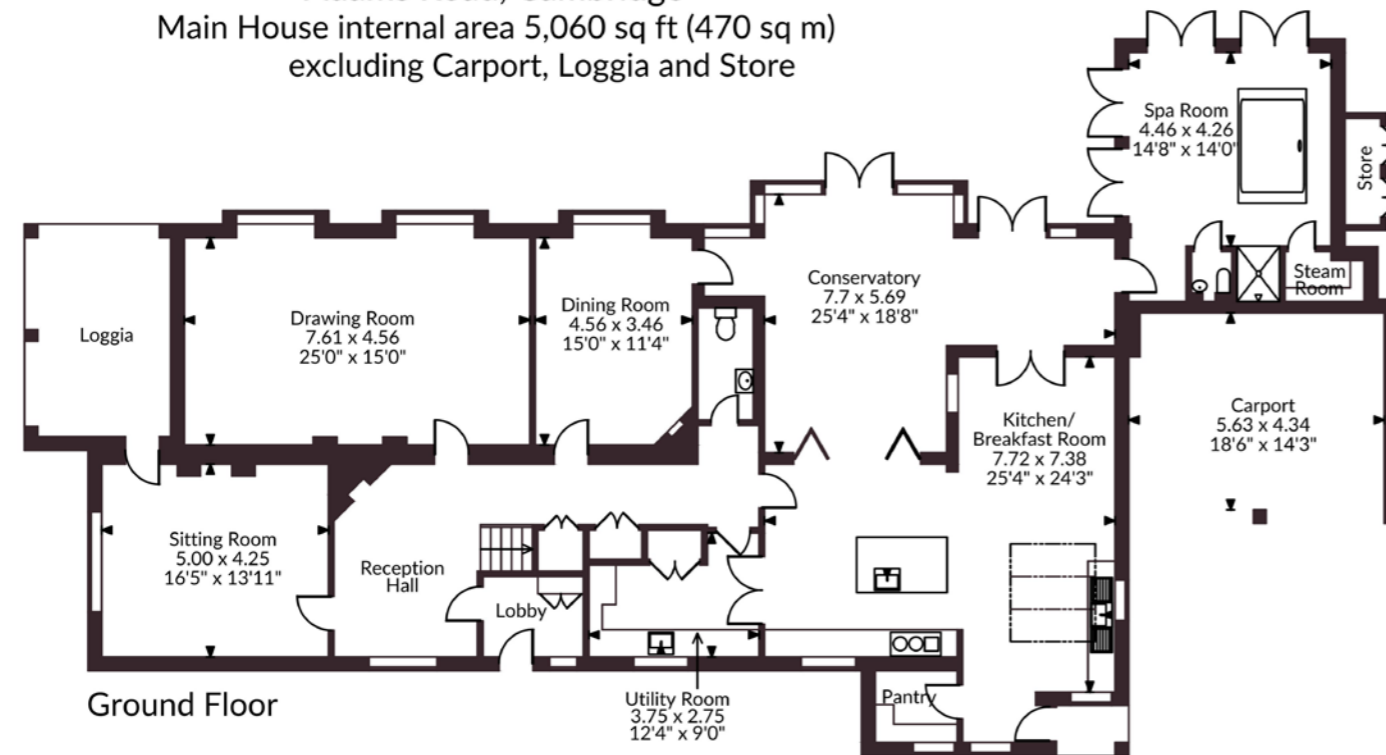
Cambridge railway station is 2.5 miles away with regular services into London Liverpool Street and Kings Cross and journeys taking from 50 minutes, as well as Stansted and Gatwick Airports. Cambridge is well connected for the A14, A10 and M11 which in turn leads south towards London and Stansted Airport.

Postcode region: CB3

Local Authority: Cambridge City
Services: Mains gas, electricity, water and drainage
Mobile Coverage/Broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Council Tax: Band H
EPC Rating: E



Adams Road, Cambridge
Main House internal area 5,060 sq ft (470 sq m)
excluding Carport, Loggia and Store



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Ground Floor

First Floor

Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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