



# Gregory Park South

Cambridge, Cambridgeshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A beautifully designed three-story, five-bedroom link-detached home offering bright and spacious interiors.

Located within the award-winning Marleigh development, this beautifully designed 5-bedroom family home offers bright and spacious interiors



**2 RECEPTION ROOMS**



**4/5 BEDROOMS**



**2 BATHROOMS**



**SINGLE GARAGE**



**SOUTH FACING GARDEN**



**FREEHOLD**



**EDGE OF CITY**



**1909 SQ FT**



**GUIDE PRICE £800,000**



### The property

Located within the award-winning Marleigh development, this beautifully designed 5-bedroom family home offers bright and spacious interiors. Ideal for modern families, it offers exceptional comfort and flexibility in a thriving community with outstanding amenities and excellent connections to Cambridge city centre—just a 15-minute bike or car ride away.

On the ground floor, the welcoming entrance hall leads to the sitting room which is the ideal space in which to relax with its full-height windows. To the back of the house there is a stunning open-plan kitchen diner, featuring a large island with a high-specification induction hob and integrated extraction, Caesarstone worktops, a spacious fridge-freezer, microwave, and a self-cleaning oven. The space flows seamlessly into the beautifully landscaped south-facing garden through large bi-fold doors, creating an ideal setting for both indoor and outdoor family living.

The first floor houses two bright bedrooms, one of

which the current owners use as another sitting room. There is also a stylish family bathroom with a bath and separate shower. The second floor includes the primary bedroom with built-in wardrobes and an en-suite, plus two other well-proportioned bedrooms, one of which is being used as a study.



## Outside

The property boasts a large south-facing garden, providing the perfect setting for outdoor dining, relaxation, and entertaining. The garden offers plenty of space for families, gardening enthusiasts, or simply enjoying the sunshine. The garden also gives access to the large garage, complete with an automated electric door and a space for secure parking.

## Location

The home is situated within a well-connected and thriving community, with a range of amenities just moments away, including a Co-op, a primary school just a stones throw away, two nurseries a yoga studio, and café. Gregory Park South is 3.2 miles away from Cambridge City Centre which houses some of the best schools in the country, famous landmarks such as the Fitzwilliam Museum, Botanical gardens and much more.



## Distances

- Cambridge City Centre 3.2 miles
- London 64 miles
- Stansted Airport 31 miles
- Saffron Walden 18 miles
- Newmarket 10 miles

## Nearby Stations

- Cambridge main line
- Cambridge North

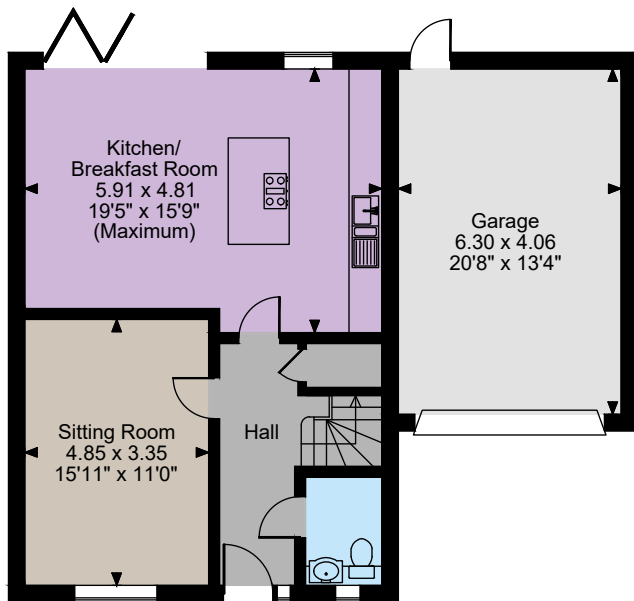
## Key Locations

- Newmarket Road Park and Ride
- Cambridge City Centre
- Cambridge Ice Arena

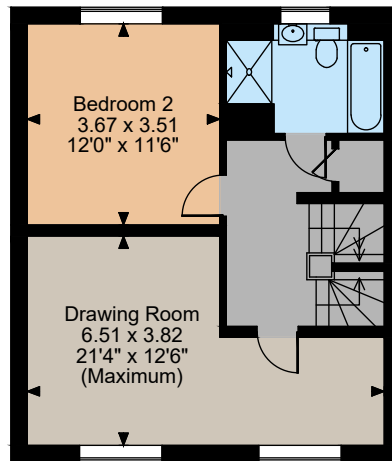
## Nearby Schools

- Marleigh Primary Academy
- Monkey Puzzle Nursery and Preschool
- The Galfrid Primary School
- Teversham CofE Primary School
- St Bedes Inter-Church School

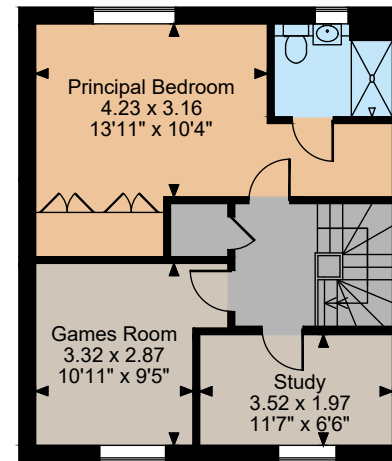




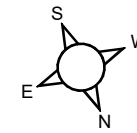
Ground Floor



First Floor



Second Floor



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

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## Floorplans

House internal area 1,722sq ft (160 sq m)  
For identification purposes only.

## Directions

CB5 8JW

what3words: ///ruled.cape.slung

## General

**Local Authority:** South Cambridgeshire

**Services:** Mains electricity, water and drainage. Air source heat pump.

**Additional features:** Electric car charging point on drive. Loft partially boarded for extra storage. Underflooring heating on the ground floor.

**Council Tax:** Band F

**EPC Rating:** B

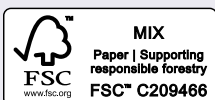
**Service charge:** £210 per annum

## Cambridge

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