



4 Latham Road, Cambridge, CB2 7EQ

**STRUTT & PARKER**



## 4 Latham Road Cambridge CB2 7EQ

A beautifully presented family residence steeped in history, sitting at the head of a landscaped 0.4 acre plot in one of the most sought after city locations. Ideal for easy access to St Faiths, St Marys, The Ley's and The Perse Schools and riverside walks along Grantchester Meadows.

Cambridge city centre 1.3 miles, Cambridge mainline station 1.2 miles (53 minutes to London Kings Cross), M11 (Jct11) 1 mile

Detached | Three Reception Rooms | Kitchen | Utility | Cloakroom | Four First Floor Bedrooms | First Floor Family Room/Library | 2 Bath/shower rooms | Attic Bedroom with Shower Room | 0.43 acres | Double Garage | Sort after City location | 3,190Sq ft | EPC rating D

### The property

4 Latham Road was originally owned by the Heffers family in the late 1930s and has had three further owners including our present clients. The property has been lovingly restored and extended, presiding in beautifully landscaped gardens on the edge of Trumpington Road. The presentation on three floors is to the highest of standards, achieving light and space throughout the exceptionally well-proportioned living areas. There is an entrance vestibule which leads into the hallway and staircase to the first floor, with wooden flooring through to the dining room and sitting room. The sitting room enjoys triple aspects with an imaginatively refitted stone fireplace, hearth and large inset flame affect gas fire. Glazed doors lead through to the conservatory with quarry tiled floor, which in turn links to the dining room and doors onto the rear garden. The dining room is accessed by double doors from the hallway, with a service hatch to

the kitchen and French doors and side panel windows onto the rear garden. The study overlooks the front garden and driveway, with large sealed unit windows and corner electric fire. The kitchen/breakfast room has a large window onto the rear garden, shaker style wall and base kitchen units with integrated dishwasher, microwave, five ring gas hob with oven and grill below, glass splashback tiling as well as an Aga. A part glazed door opens a scullery/utility room with built in storage, solid wood worktop with butler sink, storage above, window light and quarry tile floor. A further door opens to the double garage with up and over door, light and power.

A staircase leads to the first floor landing with feature sealed unit window to front elevation, landing area and a secondary staircase to the second floor. The first floor landing has access to four bedrooms, including the master with built-in furniture, dual aspect windows overlooking the rear garden and a refitted modern en-suite containing a large modern bath, hand basin, vanity unit, wc and glass screen door corner shower cubicle. Attention should be drawn to a rather special guest room with three windows to the front elevation and door onto a small private balcony. The first floor is serviced by a refitted shower room. In 1976 when the double garage was built, a large studio was also built above. This is a wonderful room with high ceilings, wooden floor, and gas fire; an ideal family room.

The second floor landing has a large velux window and built in storage. There is also a large double bedroom incorporating two velux windows, two sealed unit windows to the side and a walk in wardrobe incorporating shelving and hanging areas. Adjacent is a well fitted modern bathroom with bath with shower screen, close coupled wc, hand basin, eave storage, velux window, splash back tiling and sealed unit window.











## Outside

The whole plot is charmingly arranged and splendidly maintained by our clients. We are informed that advice was historically received by the Heffers from John Gilmore, who at the time was the director of the Botanic Gardens in the late 1930s. The front has parking for three to four vehicles with access to the double garage door and pedestrian side access with a pagoda over to the back of property. A shingle driveway and paved pathway lead to the front door with outside lighting, well maintained lawns and low privet hedging, all enclosed by mature tree and flower borders. To the rear of the property there is a brick built shed and paving which extends across the garden with fabulous entertainment spaces, an elevated water feature and well maintained hedging. The lower garden to the house is extensively laid to lawn, filled with birch trees to one side, offering discreet and cool seating areas. A real feature of the garden is two beautiful yew trees. A privet hedge leads to a nature garden with wild flowers and fruit trees.

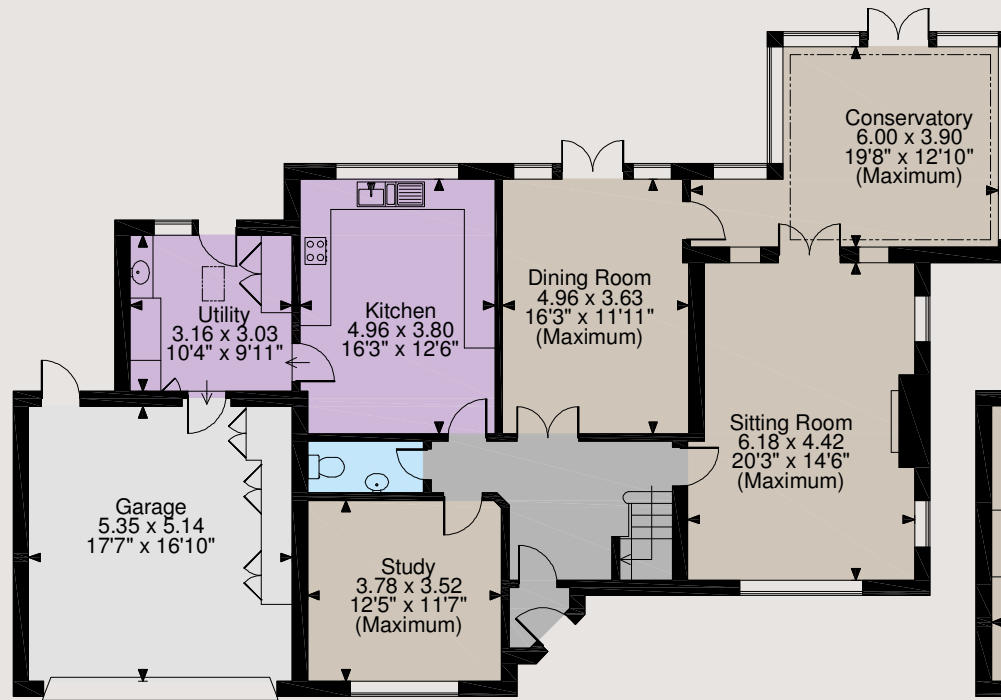
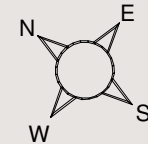
## Location

4 Latham Road is situated off Trumpington Road to the south of the historic city centre of Cambridge, close to the world renowned Botanic Gardens. This area benefits from an excellent regular bus service and easy access to many of the local independent schools, including The Perse, The Leys, St Faith's, Hills Road and Long Road Sixth Form College. Transport routes including the M11 (passing a Waitrose Store), A10, A14 and Cambridge main line railway station (linking London King's Cross) are all within a mile away.

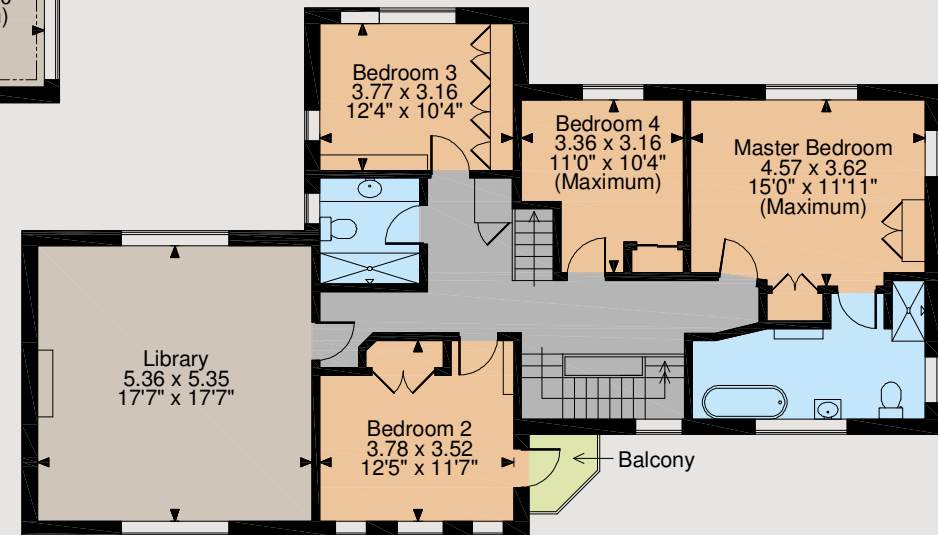




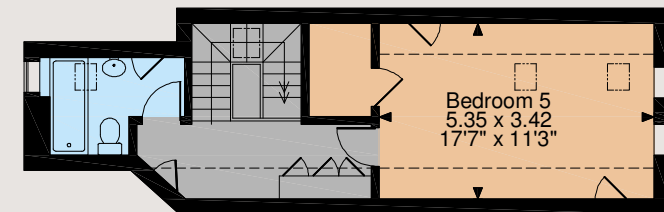
Floorplans  
House internal area 2,894 sq ft (269 sq m)  
For identification purposes only.



**Ground Floor**



**First Floor**



**Second Floor**

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

□ □ □ □ Denotes restricted head height

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## Directions

Leave the City centre on Regent Street and turn right at the traffic lights (by Catholic Church) onto Lensfield Road. At next roundabout turn left onto Trumpington Road and continue straight on, crossing the next roundabout and passing the Leys School on the right hand side. Continue at the next set of traffic lights and take the second right onto Latham Road. No. 4 is the second house on the right.

## General

**Local Authority:** Cambridge City Council

**Services:** Mains water, electricity and drainage.

Gas fired central heating.

**Council Tax:** G



## Cambridge

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