



QUEEN EDITHS WAY
Cambridge

Carter Jonas

QUEEN EDITHS WAY, CAMBRIDGE, CB1 8PL

- Cambridge City Centre – approx. 2 miles
- Cambridge Railway Station – approx. 1.5 miles
- Cambridge South Railway Station – approx. 0.8 miles (opening 2026)
- Addenbrookes Hospital – approx. 0.8 miles

4 Reception rooms • Large kitchen/breakfast room • Ground floor shower room • Cloakroom & separate WC • 5 Bedrooms • 3 First floor bathrooms • Secluded, established gardens • Detached two storey garage/outbuilding • Ample off-street parking • EPC rating D

DESCRIPTION

121 Queen Ediths Way is a unique and unusual detached edge- city property in a hugely popular residential location with excellent access to the city centre, commuter links, the hospital and schooling. It has been the much-loved home for the family for many years, having been extended in the past of the owner's own designs. The original part of the house dates back to the 1920s and additions include circular glazed bays to the front and a corresponding circular dining/part room with a table that sinks into the floor at the back of the house. There are three other reception rooms and a large kitchen/breakfast room with doors opening to the terrace and plenty of space for food preparation, cooking, entertaining etc. There is also a cloakroom/separate WC and a quirky shower room on the ground floor. On the first floor are five bedrooms including a principal suite with fitted wardrobes and en-suite shower room. There are two further bathrooms on this floor.

The property offers characterful and appealing accommodation of over 3330sqft with excellent levels of natural light and attractive period features. It is the ideal family home to which one could add ones' own touches.

A HIGHLY INDIVIDUAL 1920S FIVE-BEDROOM DETACHED HOME WITH AROUND 3330SQFT OF CHARACTERFUL AND VERSATILE ACCOMMODATION WITH OUTBUILDINGS AND MATURE GARDENS LOCATED IN ONE OF THE CITY'S MOST POPULAR AND CONVENIENT RESIDENTIAL LOCATIONS. OFFERED WITH NO ONWARD CHAIN.



OUTSIDE

The property is set back nicely from the road, screened by mature hedging, shrubs and trees. There is ample off-street parking for a number of cars with vehicular, wrought iron gates leading back to the detached garage. The garage block is a substantial detached outbuilding with double doors to the garage and exterior stairs leading up to a door at the rear opening to the useful storage/studio space above. The gardens are delightfully secluded and mainly laid to lawn mature with a variety of mature shrubs and trees along with a covered terrace to the back of the house, ideal for al-fresco dining and entertaining. There are utility areas at the end of garden with covered wood-stores, compost areas and storage for garden machinery etc.

LOCATION

Queen Ediths Way is situated in one of the prime residential areas, just two miles south of the city centre. It is superbly located for access to Addenbrookes and is within easy reach of varied local amenities. Schooling is available for all ages in the immediate area at Queen Edith's Way Primary School (within walking distance) along with the Ofsted rated "Good" Netherhall Secondary School across the road. There is also ready access to the Sixth Form Colleges on Long Road and Hills Road, along with the many independent schools Cambridge has to offer. For those needing commute, there are excellent road and rail links, via the M11 and A11, and the mainline railway station for London (1.5 miles).

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All main services are connected

Local Authority: Cambridge City Council

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

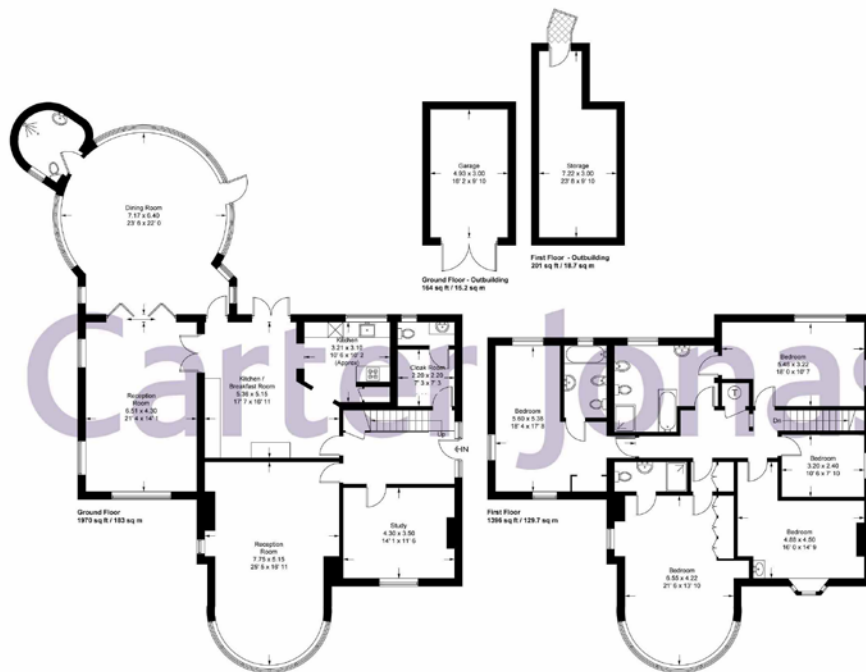


Queen Ediths Way

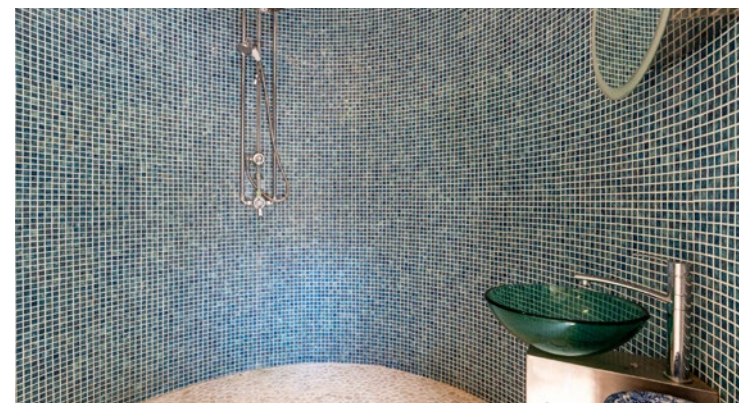
Approximate Gross Internal Area = 3275 sq ft / 304.3 sq m

Outbuilding = 365 sq ft / 33.9 sq m

Total = 3640 sq ft / 338.2 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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