



Ferry House, Midsummer Common, Cambridge, CB4 1HA

CHEFFINS

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CB4 1HA

A rare detached Victorian residence sitting directly on Midsummer Common with River Cam views to the front, within walking distance of central Cambridge. This historic detached residence was once occupied by the ferryman, whilst offering his services to cross the river. The property stands well within its own enclosed walled gardens with residential parking available close by.

3 1 2

Guide Price £1,000,000





LOCATION

Midsummer Common enjoys an enviable position close to the heart of Cambridge, combining immediate access to extensive riverside open space with the convenience of city living. The historic city centre, with its excellent range of shops, restaurants, cafés, cultural attractions and university facilities, is readily accessible on foot or by bicycle. The River Cam and Midsummer Common provide particularly attractive opportunities for walking, cycling and outdoor recreation. Local bus services are readily available, while Cambridge railway station provides regular connections to London and destinations throughout the region. Cambridge North station also offers further rail connections. The city's wider road network provides convenient access to the A14 and M11, making Midsummer Common an appealing location for both city and commuter living.

TIMBER PANELLED ENTRANCE DOOR

into:

ENTRANCE LOBBY

windows to either side, panelled and glazed entrance door into:

ENTRANCE HALL

with staircase rising to the first floor.

SITTING ROOM

feature open fireplace with log burning stove, arch shaped recesses, double panelled radiator, and a casement window to the front.

DINING ROOM

chimney breast, double panelled radiator, casement window to the front.

KITCHEN

fitted with a generous range of storage cupboards and drawers to base and eye level with square edge working surfaces with inset single drainer sink unit with mixer tap, Neff electric oven, 4 ring gas hob, extractor fan, double panelled radiator, casement windows to the side and rear.

REAR HALLWAY

with timber and glazed door leading out to garden.

CLOAKROOM

fitted with white suite comprising low level dual flush w.c., pedestal wash hand basin with tiling to splashbacks, heated towel rail/radiator, frosted casement window.

ON THE FIRST FLOOR**LANDING**

with access to loft space, cupboard housing Vaillant gas fired boiler providing domestic hot water and central heating system.

BEDROOM 1

wardrobe cupboard, radiator, casement window to the front.

BEDROOM 2

wardrobe, radiator, casement window to the front.

BEDROOM 3

radiator, casement window to the rear.

BATHROOM

with white three piece suite comprising panelled bath with mixer tap, separate shower above, pedestal wash hand basin, low level dual flush w.c., part tiled walls, heated towel rail/radiator, extractor fan, frosted casement window to the side.

OUTSIDE

Front garden with retaining hedgerow, gated access and pathway to front door and slate chip beds.

Rear and side garden enclosed by walling and fencing with paved patio area, private sewage system, mature apple trees. Cobbled parking area to the front and for vehicular access and not long term parking and residents' parking permits are available.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

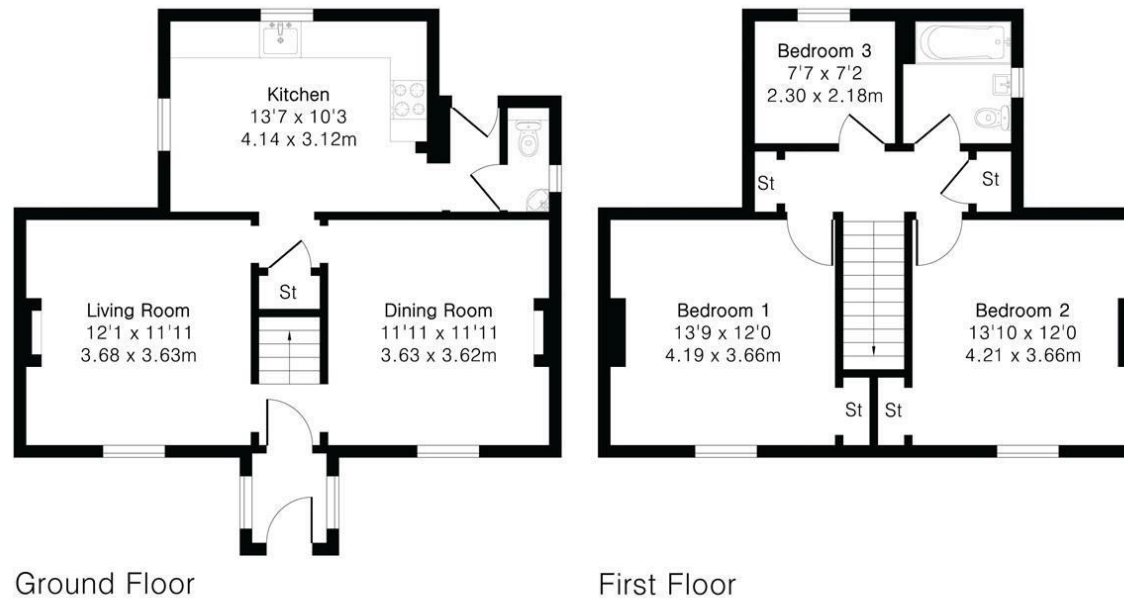
Guide Price £1,000,000
 Tenure – Freehold
 Council Tax Band – E
 Local Authority – Cambridge City Council



Approximate Gross Internal Area 1034 sq ft - 96 sq m

Ground Floor Area 547 sq ft – 51 sq m

First Floor Area 487 sq ft – 45 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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