



Rutherford Road, Cambridge, CB2 8HH

CHEFFINS

Rutherford Road

Cambridge,
CB2 8HH

A most impressive and substantial modern detached residence, offering versatile and well-proportioned accommodation extending to approximately 3,000 sq ft. The property features a truly impressive and spacious open-plan kitchen, dining and living room, with full-height glazed doors providing direct access to, and wonderful views over, the enclosed landscaped gardens, which extend to approximately a quarter of an acre and back directly onto Hobson's Brook and Darien Meadow.

The property occupies a particularly convenient and sought-after South City location, with excellent access to Cambridge South Station and the Addenbrooke's campus, together with a good choice of schooling and easy access to Cambridge city centre.

6 3 2

Guide Price £2,000,000





LOCATION

Rutherford Road is ideally positioned within this popular area of Cambridge, offering excellent access to the city centre and a wide range of local amenities. Residents benefit from convenient access to Addenbrooke's Biomedical Campus and Cambridge South station, while nearby shops, cafés, schools and green spaces add to the appeal. Excellent transport links provide easy access to the city centre, railway station and surrounding areas, with good road connections towards the M11 and A14, making the location particularly convenient for both commuters and families.

DOUBLE GLAZED OBSCURED GLASS ENTRANCE DOOR

leading into:

RECEPTION HALLWAY

staircase rising to the first floor with return landings, double glazed Velux rooflight, understairs storage cupboard, refurbished parquet flooring, recess matwell, radiator.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

Kitchen is fitted with a generous range of storage cupboards and drawers to base and eye level with stone working surfaces with ceramic tiling to splashbacks and undermount one and a half bowl sink unit with Quooker boiling water tap, island unit again with stone working surface and breakfast bar with cupboards and drawers below, induction hob and extractor hood. Further fitted appliances include AEG microwave combination oven with warming drawer, AEG electric fan oven, plumbing and space for American style fridge/freezer, pull-out larder cupboards, tiled floor with underfloor heating. The living and dining areas again have tiled floor with underfloor heating as well as a contemporary style log burning stove, acoustic wall with provision for wall mounted television. A pair of glazed rooflights as well as feature floor to ceiling double glazed sliding doors to the rear leading out to the garden with views beyond,

UTILITY/BOOT ROOM

fitted with a large number of storage cupboards and drawers with working surfaces, wall mounted Worcester gas fired boiler providing domestic hot water and central heating system, plumbing and space for automatic washing machine and space for tumble dryer, butler style sink unit, dog bath with shower attachment, tiled floor with underfloor heating, double glazed Velux rooflights and a double glazed obscure glazed door leading to outside.

CLOAKROOM

fitted with white suite comprising low level dual flush w.c., wash hand basin with mixer tap, storage drawers below, tiling to surround, fitted mirror, extractor fan, lighting and tiled floor with underfloor heating.

SITTING ROOM

with refurbished parquet flooring, radiator, double glazed window to the front.

BEDROOM 6/GUEST SUITE

comprising bedroom with refurbished parquet flooring, radiator, tv point, double glazed window.

ENSUITE SHOWER ROOM

walk-in tiled shower with drencher shower head and hand held rose, wash hand basin with mixer tap, storage drawers below, dual flush w.c., tiled floor, underfloor heating, heated towel rail/radiator, double glazed Velux rooflight, ceiling with inset downlighters, extractor fan.

ON THE FIRST FLOOR**LANDING**

with Velux rooflight.

BEDROOM 1

radiator, wall lights, reading lights, provision for wall mounted tv, walk-in dressing room, double glazed Velux rooflight, double glazed window to the garden.

ENSUITE SHOWER ROOM

wash hand basin with mixer tap, storage drawers below, dual flush w.c., walk-in shower, drencher shower head and hand held rose, glazed screen, tiled floor with underfloor heating, heated towel rail/radiator, fitted mirror, extractor fan, downlighters, Velux window.

BEDROOM 2

radiator, double glazed window to the rear.

BEDROOM 3

radiator, double glazed window to the front.

BEDROOM 4

radiator, double glazed window to the front.

BEDROOM 5

radiator, double glazed window to the front.

FAMILY BATHROOM

fitted with white four piece suite comprising good size tiled panelled bath with mixer tap with shower attachment, wash hand basin with mixer tap, storage drawers below, walk-in tiled shower cubicle, drencher shower head, recess with mirror, lighting, extractor fan, tiled floor, heated towel rail/radiator, double glazed obscure glass window to the side.

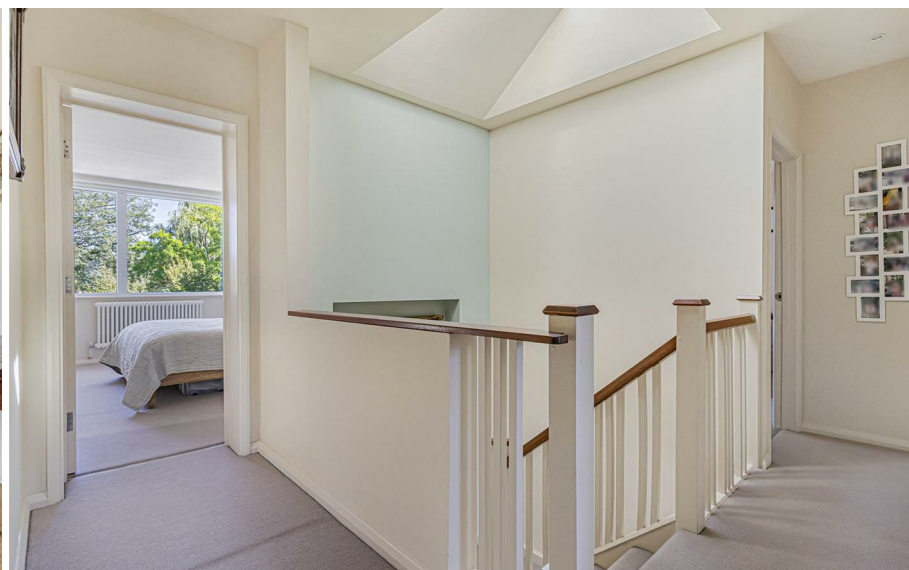
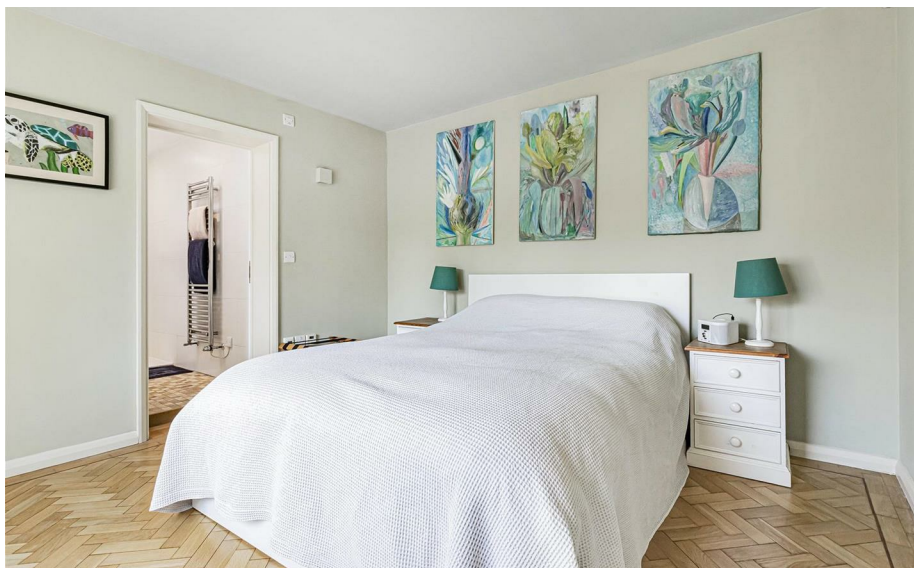
SEPARATE TOILET

with dual flush w.c., and wall mounted wash hand basin with tiling to splashbacks, heated towel rail/radiator, ceiling with downlighters, extractor fan.

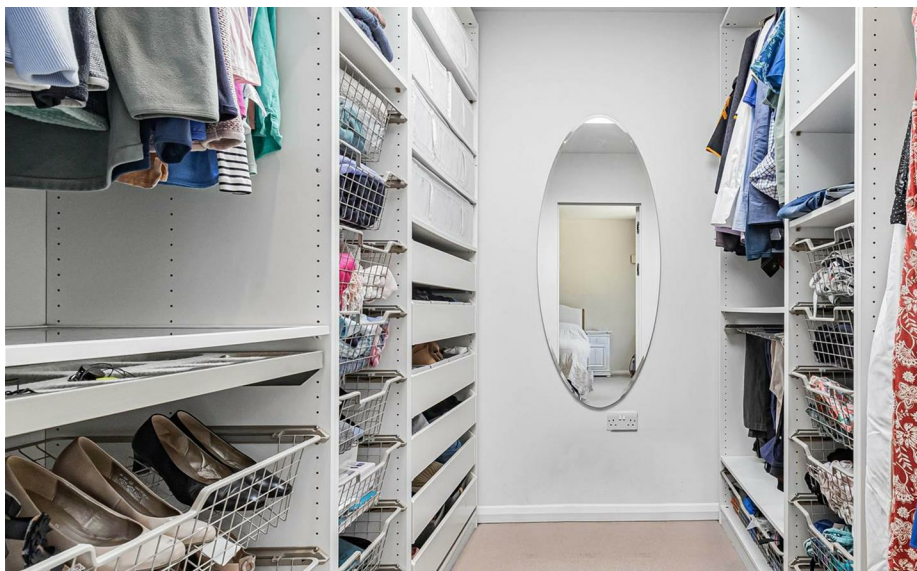
OUTSIDE

Front garden with block paved driveway, gravelled parking areas, well stocked flowering and shrub beds, access to separate bin and bicycle stores, side access leading to the rear garden.

Rear is thoughtfully landscaped with lawned area, well stocked flowering and shrub beds, small orchard, outside seating area to the rear enjoying open views and a large timber decked area to the rear of the house ideal for al fresco dining.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £2,000,000
 Tenure – Freehold
 Council Tax Band – H
 Local Authority – Cambridge City Council

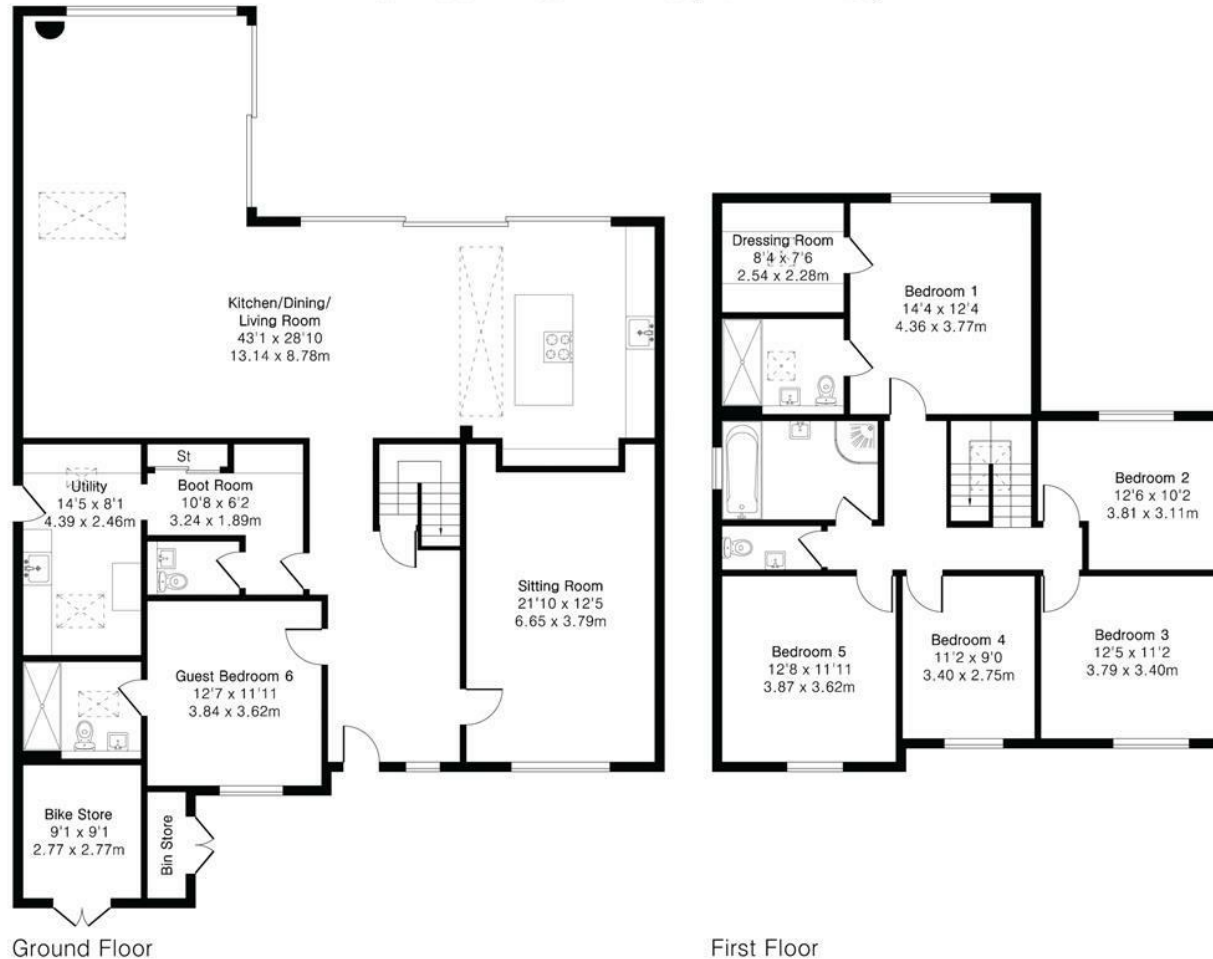




Approximate Gross Internal Area 2987 sq ft - 278 sq m

Ground Floor Area 1913 sq ft – 178 sq m

First Floor Area 1074 sq ft – 100 sq m





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.

