



Mill End Road, Cambridge
£1,300,000 **Freehold**

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Approximately 2825 sq ft / 262.5 sqm
- 10 bedrooms plus 1 bedroom annexe

A unique property, offering a rare combination of size, accommodation and flexibility.

Originally two separate houses, the properties have been brought together to create one substantial residence, now held on a single title. The result is a home extending to approximately 2,825 sq ft (262.5 sq m), arranged over ground and first floors and providing an impressive 10 bedrooms and 4 bathrooms.

The property has been a much-loved family home, with the current owners having embraced their love of travel by creating individually themed rooms throughout the accommodation. This gives the property an interesting character and a layout unlike many conventional homes.



The ground floor provides a selection of reception and living spaces alongside kitchen facilities, a conservatory, office space, bedroom accommodation and ancillary areas. The first floor is particularly notable for the number of bedrooms, with eight bedrooms arranged around the central hallways, together with two bathrooms. Combined with the two bedrooms on the ground floor and additional facilities, the accommodation provides an exceptional degree of flexibility.

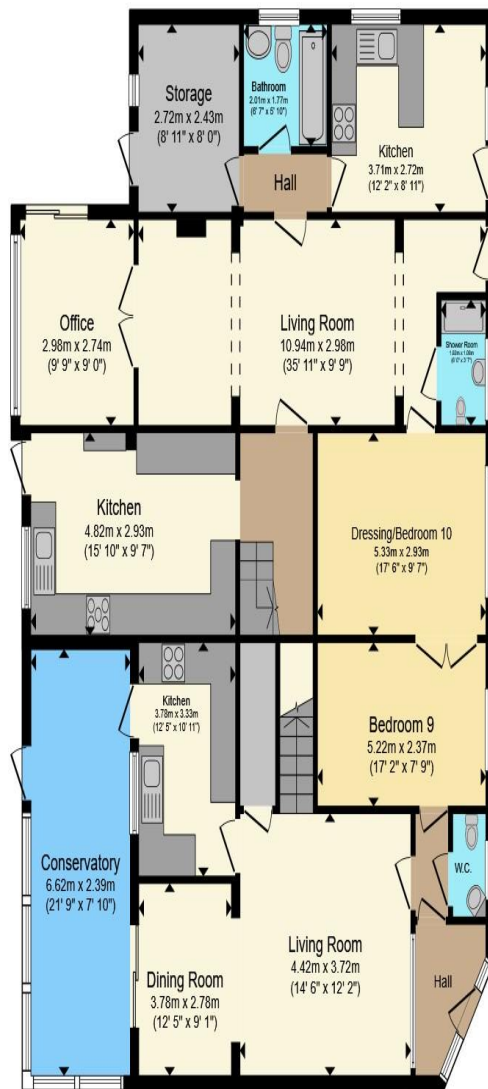
In addition, the property benefits from a self-contained one-bedroom annexe, which has its own private entrance and provides an open-plan kitchen/living room, bathroom and bedroom to the rear. This offers excellent potential for extended family accommodation, guests, independent living or other flexible uses.

Externally, the rear garden is mainly laid to lawn, with a decked area providing space for outdoor seating and entertaining. A hardstanding driveway, situated behind gates, provides additional parking and leads through to a single garage.

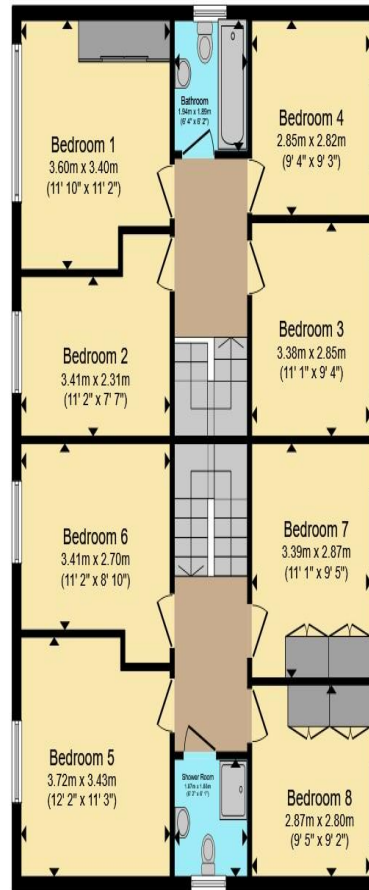
To the front of the property, there is off-road parking for a number of vehicles, adding further practicality to what is already an exceptionally versatile and spacious home.

For an investor, the property presents an





Ground Floor



First Floor

Total floor area 262.5 m² (2,825 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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opportunity to explore a range of potential uses. Its extensive bedroom provision and communal accommodation could make it particularly interesting for those considering an HMO or other investment-led use, subject always to the relevant planning permissions, licensing requirements, building regulations and any other necessary consents.

Alternatively, the property could appeal to a large or extended family looking for substantial accommodation, buyers seeking space for multi-generational living, or those looking for a property that can be adapted to suit a variety of requirements.

Cherry Hinton is a highly sought-after and well-established location, renowned for its strong sense of community and excellent range of local amenities. The area offers a variety of independent shops, cafés, restaurants, a doctor's surgery, and a dentist, all contributing to its vibrant village atmosphere. Residents enjoy a welcoming neighbourhood feel, with local events, green spaces, and excellent facilities creating a genuine community spirit. Addenbrooke's Hospital is easily accessible, along with the major

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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