

THE MODERN HOUSE



Kingfisher Way, Cambridge
£620,000 Share of Freehold

The Glass Building

Positioned in The Glass Building, part of the award-winning Accordia project, this welcoming two-bedroom apartment exemplifies a contemporary approach to urban living in the historic city of Cambridge.

Set on the second floor, the home has two private balconies overlooking bountiful treetops. The Glass Building sits in a tranquil spot adjacent to the Botanical Gardens, yet is a short walk from the buzz of the city centre and from the train station, where trains connect to London in as little as 50 minutes.

The Project

The Accordia project marked a paradigm shift in British housing, with its wonderful list of collaborators including lead architects Feilden, Clegg, Bradley Studios, Maccleanor Lavington, Alison Brooks Architects, and landscape architects Grant Associates.

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The limited material and colour palettes were coordinated between the three architects. A light brick was chosen for its resemblance to local Cambridge Gault clay bricks, resulting in a neighbourhood of harmonic consistency despite its different house typologies. Over 700 mature trees provide a framework for this collection of quiet streets. Townhouses, mews and apartments weave between extensive shared public spaces and gardens.

The Tour

Occupying a bucolic spot with Vicar's Brook marking its western edge, the apartment sits in a striking building. Its face is defined by a lower level of hefty stone-filled gabion cages, with copper panelling and cedar boarding rising above street level. Access is via a secure entryphone system to smartly maintained shared areas, ensuring a welcoming gateway.

Set on the second floor, this apartment has lift and stair access. Its front door opens to a generous hallway, where a pared-back palette of oak joinery and golden timber boards, warmed by underfloor heating, sets the tone for the rest of the home.

A glazed door leads to the open-plan kitchen, living and dining area. A thoroughly sociable space, the eye is drawn immediately to the generous sliding glazed screens spanning the outer wall. Drawing a lovely quality of natural light throughout the day, this glazing also frames views of the neighbouring verdant spaces and opens directly to a one of two versatile balconies projecting from the apartment. It makes for the perfect spot for a morning coffee and a relaxing weekend read, with tree canopy blankets stretching beyond.

An ingeniously detailed moveable wall folds neatly into a bespoke recess, allowing the room to be divided up with space for a second double bedroom or study. Once opened, the room becomes L-shaped, providing additional generous areas for dining and sitting, as well as alternative access to the balconies.

In alignment with the rest of the apartment, the kitchen has been cleverly conceived for the practicalities of everyday life. Housed neatly in simple cabinetry, an array of appliances and generous storage is tucked beneath the island's white worktops, while wall cupboards and full-height units add extra storage.

Executed in a similarly fresh and simple palette, the main bedroom is a calm, bright space with built-in cupboards. Full-height and full-width windows frame fresh leafy views and open to the deck.

The family bathroom sits centrally. Opening directly off the hall, and in a convenient Jack-and-Jill arrangement to the main bedroom, it has a built-in bath and separate shower. Mirrored cabinetry behind the sink conceals handy storage and reflects light around the room.



East Anglia
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The building offers an allocated parking space and secure bike storage at the entrance level.

Outdoor Space

The two sheltered balconies makes peaceful spots to sit and enjoy evening drinks and Sunday brunches on warmer days. With space for larger gatherings and outdoor dining, they are partly protected from the elements yet feel part of the natural world outside with views over the surrounding treescape.

The encompassing communal green spaces are expansive and provide sanctuary, privacy and lovely outdoor amenities close at hand.

The Area

The apartment can be found on Kingfisher Way on the south side of Cambridge, around 10 minutes' walk from the city centre and the railway station.

Intimate in scale, the city has a wonderful selection of shops, restaurants and cultural events, with Kettle's Yard and The Fitzwilliam Museum notable highlights. There is a Picturehouse cinema, and a broad programme of theatre, comedy and dance at Cambridge Junction and The Arts Theatre.

The city is bounded by plenty of green, open spaces within easy reach, and there are delightful walks along Coe Fen and the River Cam. Grantchester Meadows offers the opportunity for wild swimming.

Cambridge is world-renowned for its university and the quality of its historic architecture. Yet, it is also increasingly recognised as an international business hub, thanks to its growing technology and science industries.

Direct train services run from Cambridge to London Kings Cross in approximately 50 minutes, and to Liverpool Street in around 85 minutes. The motorway network is easily accessed, with the M11 and A14 around three miles away. Stansted airport is 27 miles south.

Tenure: Share of Freehold Lease Length: Approx 980 years remaining Service Charge: Approx £4,500 per annum Ground Rent: Peppercorn Council Tax: Band: D

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.