

THE MODERN HOUSE



Huntingdon Road, Cambridge
Sold

Walsh House

Walsh House is an exceptional four-bedroom courtyard house, designed in the mid-1980s by the acclaimed modernist architect Ivor Richards. Internal living space of almost 2,430 sq ft is arranged across a lateral layout, pivoting around the central south-facing walled gardens. Located on the north-westerly outskirts of Cambridge, Walsh House is superbly positioned for easy access to the city centre.

Concealed behind a gated entrance, the house and gardens maintain a modest street presence and excellent privacy, with pale-brick elevations paired with timber-framed glass doors and a tiled roof to create a characterful façade. A private driveway and double garage provide off-street parking and a good provision of external storage space.

The interior plan is configured in a distinctive L-shaped layout; a free flow of living spaces with a wonderful sense of interconnectivity and direct access to the garden from each of the principle rooms. Extensive glazing invites an excellent quality of natural light, which floods into each corner of the house throughout the course of the day.

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*South-East England
Sold*

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A modern open-plan kitchen and dining room are positioned centrally, arranged in a sociable layout and well-organised for everyday family life. An impressive living space sits adjacent to the kitchen, with a large log-burner and half-height brick walls creating sensitive divisions. Wooden flooring runs underfoot, and overhead, the exposed timber beams, brickwork and cladding retain all the character and flair of Richards' original design.

A stairwell leads to an additional reception room on the upper floor; an impressive space with a double-height atrium and an additional log-burning stove positioned centrally. This space offers but excellent versatility of use but with floor-to-ceiling glazing providing such excellent light, the room naturally befits a studio or study.

All four bedrooms are at ground level, with direct access to the garden. The two largest bedrooms are positioned at either end of the arterial corridor, each with their own en-suite bathrooms. A cloakroom and utility room are also positioned on the ground floor.

External brick pillars and a timber arbour run the perimeter of the internal courtyard. The expansive south-facing gardens are predominantly laid to lawn and bordered by panel fencing, with mature trees providing welcome shade in summer months.

Ivor Richards, an acclaimed architect, writer, and teacher, forged his career through the design of several distinguished buildings in Cambridgeshire, including West Road Concert Hall. Having studied under Cedric Price, Richards went on to work closely with Sir Leslie Martin, most notably on the design of Lisbon's Centre of Modern Art which won the RIBA trustees' medal in 1992. Richards taught architecture through half of his working career, at Cardiff, Newcastle and later in the USA. Richards died in September 2020 at the age of 77.

Huntingdon Road is superbly located for direct routes into Cambridge city centre, which is easily reached within around 15 minutes by car or public transport and well-positioned for many university colleges and departments. There are good local facilities including local shops and a Doctor's surgery, Histon Road Park and bus and cycle routes along Huntingdon Road, which leads onto the A14.

Walsh House provides easy access to excellent schools such as the Perse, Hills Road Sixth Form and Homerton College. It is also well placed for access to Addenbrookes hospital. World-renowned for centuries for its University and the quality of its historic architecture, the city is increasingly being recognised as an international business hub, thanks to its growing technology and science industries.

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Although a city that is relatively intimate in scale, Cambridge's international reputation ensures that it offers some of the country's best shops, dining opportunities and cultural events; Kettles Yard and The Fitzwilliam Museum among the highlights.

A direct train service runs from Cambridge to London St Pancras in approximately 43 minutes and Stansted airport in around 30 minutes.



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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”.