

# Robert Couch

Partner, Residential

Head of Residential Sales

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## Rob used his competitive edge to drive the record sale of £5.6m for a property on Chaucer Road – one of the highest sales in Cambridge.

Industrial-chic properties with plunge pools and village cottages, with panoramic views - Rob has seen it all, and he thoroughly enjoys getting to know all manner of residents across the historic city centre and leafy suburbs of Cambridge.

Communication and relationships are key for Rob – he puts in the hours 'on call' for his clients and insists on seeing through a transaction himself from start to finish.

Avoiding a rushed sale, Rob encourages thorough examination of opportunities for possible uplifts in price, sometimes calling upon our Planning and Heritage experts. Rather than selling to the first buyer, Rob carefully probes the market, building interest and testing your property to achieve its optimum value.

Rob has always worked in Cambridge and is delighted with the increase in cycle paths around the city. You'll probably spot him cycling around town on viewings, having competed in the Bidwells Bike Ride for charity each year. He's super competitive and driven to be the best – which pays off for his vendor clients, but not always for him on the golf course!

### Key relevant project experience

#### Chaucer Road, Cambridge

A magnificent 7-bedroom Victorian house set in a secluded setting of approximately 1.5 acres on one of the city's most highly regarded roads. Marketed 'quietly' at £5m and achieved a sale price of £5.6m.

#### Glebe Road, Cambridge

A substantially extended and improved 1930s semi-detached house. All comparable properties pointed to a guide price of £1m. Bidwells marketed at £995,000 and with competition, we achieved a sale price in excess of £1.2m.

#### Millington Road, Newnham

Instructed by a firm of Cambridge solicitors to sell, for probate purposes, this three-bedroom detached property offering prospective purchasers a wonderful modernisation opportunity. Marketed at a guide price of £1.75m and achieved a sale price of £1.938m.

#### Woodlands Road, Great Shelford

Stunning Edwardian seven-bedroom family house situated on a highly sought-after private road with award winning modernist extension and pool house/annexe. Placed on the market at a guide price of £3.250m and completed at a sale price of £3.545m.

#### Gog Magog Way, Stapleford

Six-bedroom Queen Anne style house set within large, beautiful gardens and grounds of just over one acre. Sale completed at the guide price of £3.95m.

**“I couldn't fault the service provided and would not hesitate to recommend Robert and the team at Bidwells to anyone who asked.”**

Private Individual