



**181 Hills Road, Cambridge, CB2 8RN**  
**Guide Price £2,000,000 Freehold**



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**AN EXCEPTIONAL SIX BEDROOM, LATE VICTORIAN SEMI-DETACHED FAMILY HOME BUILT TO THE HIGHEST QUALITY BY FAMOUS LOCAL BUILDERS RATTEE & KETT AND STILL RETAINING THE ORIGINAL FEATURES THROUGHOUT. THE ACCOMMODATION EXTENDS TO ABOUT 3125 SQFT OVER THREE FLOORS. IT IS SET IN MATURE GARDENS AND GROUNDS OF ABOUT 0.23 ACRES, WITH OFF ROAD PARKING FOR SEVERAL CARS.**

- Entrance Hall • Study • Drawing Room • Kitchen/Dining Room • Scullery • Garden Sitting Room
- Six Bedrooms • Three Bathrooms • Cellar • Gas-fired Radiator Heating • Mature East Facing Gardens
- Extensive Parking

This outstanding family home of distinctive Cambridge brick elevations under a slate roof, is set back from the road in a convenient and desirable location with easy access to the business district of Station Road, the Addenbrooke's Biomedical Campus and many excellent local schools. The spacious accommodation of about 3125 sqft offers three reception rooms, kitchen/dining room, scullery and a cellar. On the first floor are five bedrooms and two bathrooms with a master suite on the second floor.

The gardens and grounds of about 0.23 acres include a gravelled parking area for several cars, a wide side passageway with garden and bike storage and a large rear garden, about 170' deep by 42' wide laid mainly to lawn, with two terraces and mature trees and shrubs.

181 Hills Road is one of an exceptional pair of semi-detached houses built in the late 1890's by Edmund Kett, of the famous Cambridge building firm Rattee & Kett, who were responsible for the design and building of numerous Cambridge college buildings, as well as the restoration of Arundel Castle and the Cambridge Catholic Church (OLEM) for which Edmund personally designed the stone carvings. Edmund Kett built 181 Hills Road (originally known as Springfield) for his family and then lived there for many years. As the leading master builder in Cambridge, Edmund built the two houses to the highest quality specification both inside and out, with beautiful fire surrounds, hand run plaster cornices, best quality joinery and timber floors. Most of the original features have been preserved in 181 Hills Road, including much of the original window glass in the large sash windows throughout.

#### LOCATION:

- Hills Road is situated to the south side of the city and forms part of a very popular residential area.
- Plentiful local shopping, cafés and restaurants are available within walking distance on Hills Road and Cherry Hinton Road and Cambridge Leisure Park, which also has a cinema, gym, music venue and bowling.
- The property is ideally situated for walking or cycling to most of the private schools in Cambridge, including the Perse Schools, Stephen Perse, St Faith's, St Mary's and The Leys, plus walking distance to the highly regarded Hills Road and Long Road Sixth Form Colleges.
- It is also ideally located for access to the main Cambridge Railway station (10 minute walk approximately) with fast direct trains to Liverpool Street and King's Cross; the city business area (1 mile); Addenbrooke's Hospital and the expanding Biomedical Campus (0.8 miles) and a short cycle ride into the centre of Cambridge.
- There are many good walks near the house including: University Botanic Garden, Coe Fen/Lammas Land, Hobson's Brook, Beechwoods Nature Reserve, Wandlebury Country Park, Magog Down Country Park and Nine Wells Nature Reserve.

#### STATUTORY AUTHORITIES:

Cambridge City Council.  
Council tax band - G

#### FIXTURES AND FITTINGS:

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

#### SERVICES:

Main services connected include: water, electricity, gas and mains drainage.

#### VIEWING:

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.

#### TENURE:

Freehold with vacant possession on completion.

Generator, 42 Newmarket Road, Cambridge, CB5 8EP T: 01223 323 130









**Approx. gross internal floor area 290 sqm (3125 sqft) excluding Eaves**

**Cellar 12 sqm (125 sqft)**

**Ground Floor 130 sqm (1400 sqft)**

**First Floor 111 sqm (1200 sqft)**

**Second Floor 84 sqm (900 sqft) including Eaves**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	48	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

