



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



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A STUNNING SIX BEDROOM LATE VICTORIAN FAMILY HOME OF ABOUT 3125 SQFT WITH MANY FINE PERIOD FEATURES IN DELIGHTFUL MATURE GARDENS OF ABOUT 0.23 ACRES IN THIS CONVENIENT SOUTH CITY LOCATION.

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

This fine semi-detached family home is located in a popular south city residential area, close to excellent facilities. Dating from the 1890s, it is one of a pair of outstanding, high quality family homes. It has been tastefully updated retaining its period features and charm. The spacious accommodation is laid out over three floors with six bedrooms, three bathrooms, study, drawing room, sitting room and a large kitchen dining room. There is a large scullery/utility and a cellar.

The mature east facing gardens and grounds extend to 0.23 acres, and includes a parking area for up to six cars and a large garden, about 170' x 42' laid mainly to lawn with two terrace areas, mature trees and shrubs.

LOCATION:

- Local shopping, cafés, cinema, gym and restaurants are within walking distance on Hills Road and Cherry Hinton Road.
- The highly regarded Hills Road and Long Road Sixth Form Colleges and most of the private schools are easily accessible within walking and cycling distance.
- The city business area and railway station is 0.6 miles away (about a 10 minute walk) with direct trains to Liverpool Street and King's Cross/St Pancras. Addenbrooke's Hospital and the Biomedical Campus is about 0.8 miles (about a 17 minute walk).

HISTORICAL NOTE:

181 Hills Road is one of an exceptional pair of semi-detached houses built in the late 1890s by Edmund Kett, of the famous Cambridge building firm Rattee & Kett. They were responsible for the design and building of numerous Cambridge college buildings, as well as the Cambridge Catholic Church (OLEM).

STATUTORY AUTHORITIES:

Cambridge City Council.
Council tax band - G

SERVICES:

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

FIXTURES AND FITTINGS:

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

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+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
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.

