



247 Hills Road, Cambridge, CB2 8RP
Guide Price £1,695,000 Freehold



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01223 323130

A SUBSTANTIAL 5-BEDROOM, MODERN TOWNHOUSE OF GRAND PROPORTIONS PROVIDING METICULOUS DESIGN FEATURES AND THOUGHTFUL PRACTICALITY OVER THREE EXTENSIVE FLOORS, SET IN LARGE MATURE GROUNDS PROVIDING AMPLE PARKING.

- 2645.8 sqft /245,8 sqm • A substantial, newly refurbished modern townhouse • 5 bedrooms, 4.5 bathrooms, 3 reception areas •
 - * Impressive open plan kitchen/dining/family living space • Underfloor heating to ground floor level *
- Gas central heating to radiators and underfloor heating to upper floors • High-end kitchen with excellent storage solutions and integrated appliances • High specification finish including commercial sized sliding glazed doors •
 - Utility room & pantry • Large established rear garden • Extensive frontage providing gardens and driveway parking •
 - Bespoke windows and glazing throughout • EPC – C / 79 • Council tax band – E • No onward chain •

247 Hills Road is an imposing bay-fronted, semi-detached residence, which has undertaken a full and exhaustive expansion, remodelling and renovation programme, completed in 2025. Set in large established grounds on the south-side of the city, the property is within walking distance to Addenbrooke's Hospital/Biomedical Campus, outstanding schools and Cambridge Station.

Set behind deep frontage and well-screened from the road, this impressive and recently reconstructed semi-detached residence spans three extensive floors, providing over 2,600 sqft of modern, light-filled accommodation, designed for a large family in mind.

A bright and airy reception hall provides excellent storage solutions and leads to an impressive formal front sitting room with oak flooring and a supersized bay window. An exceptional and vast open-plan kitchen/dining/family space opens to the rear garden and terrace through full-width and tall, glazed sliding doors. Large skylights allow additional natural light and enhance the sense of space. A high-end and well-equipped kitchen provides extensive storage solutions, a full range of integrated appliances, quartz working surfaces and a bespoke central island with seating space. A utility room, walk-in pantry and cloakroom/WC complete the ground floor area.

The upper floors are equally impressive and comprise three spacious double bedrooms (two of which have ensuite facilities and built-in wardrobes), a family bathroom suite and a study (both benefitting from underfloor heating) and a second-floor principal bedroom suite with a concealed, full-width walk-in dressing/wardrobe area with eaves storage.

Outside, mature gardens to the front provide a high degree of privacy in the summer months and offer ample off-road parking for various vehicles and provision for an electric charging point.

The rear garden has an east-facing aspect, large, raised terrace for outside dining stepping down to a generous lawn with surrounding mature trees and hedging. There is gated side access for bicycles and garden materials, opening to a useful storage area.

LOCATION:

Hills Road is situated to the south side of the city and forms part of a popular residential area. Local shopping is available on Hills Road and Cherry Hinton Road. Cambridge Leisure Park and the concourse of Addenbrooke's Hospital are also close by. The property is well situated for a number of private schools in the area including the Stephen Perse, St Faith's, St Mary's and The Leys, whilst The Perse School is situated on Hills Road very close by. Hills Road and Long Road Sixth Form Colleges are also within striking distance. It is conveniently located for access to Cambridge Railway station and the city business area (1 mile) as well as Addenbrooke's Hospital and the expanding Biomedical Campus (0.5 miles).

SERVICES:

Mains services connected include Gas, Electricity, Water and Drainage

VIEWING:

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

STATUTORY AUTHORITIES:

Cambridge City Council.
Council tax band - E

TENURE:

Freehold with vacant possession on completion.

FIXTURES AND FITTINGS:

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

Generator, 42 Newmarket Road, Cambridge, CB5 8EP Tel: 01223 323130

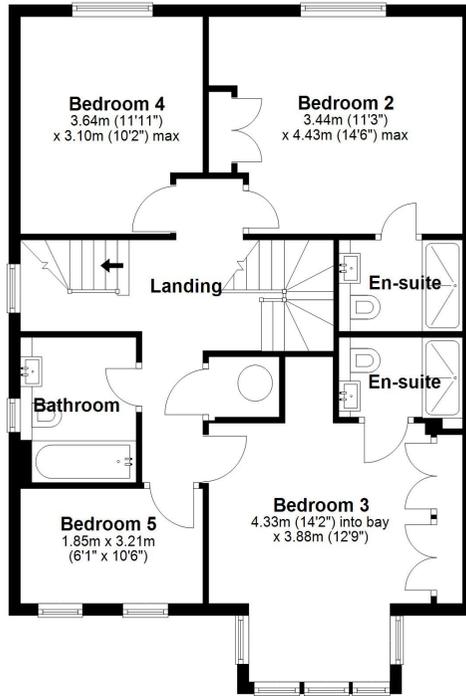






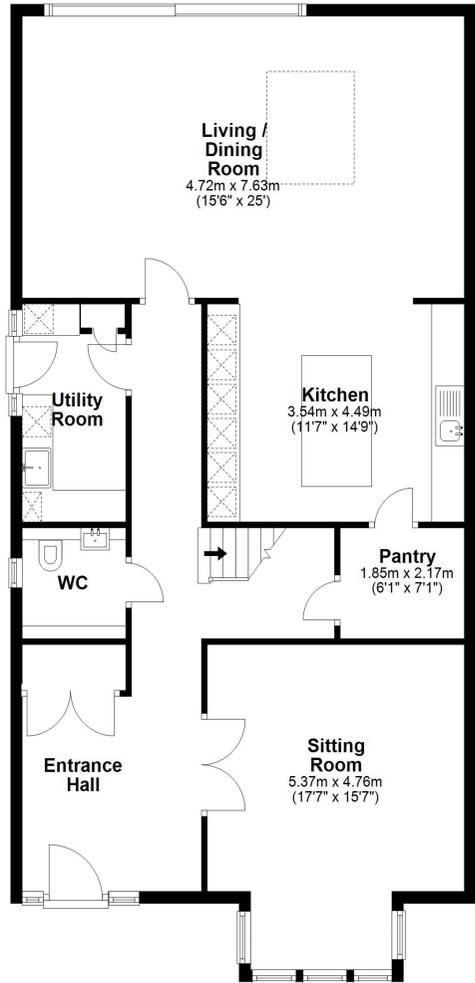
First Floor

Approx. 80.0 sq. metres (861.6 sq. feet)



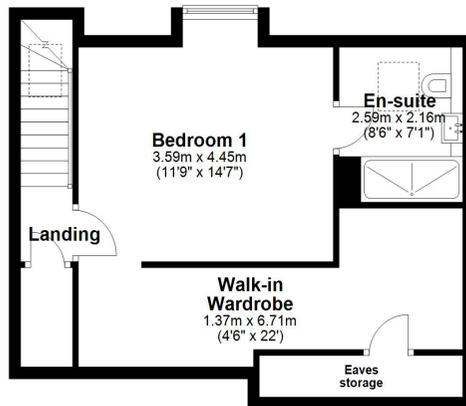
Ground Floor

Approx. 119.3 sq. metres (1284.6 sq. feet)



Second Floor

Approx. 46.4 sq. metres (499.5 sq. feet)



Total area: approx. 245.8 sq. metres (2645.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
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.

