



250 Hills Road, Cambridge, CB2 8QE  
Guide Price £1,850,000 Freehold



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**A SUBSTANTIAL BAY-FRONTED EDWARDIAN HOME OF AROUND 2950 SQ FT,  
RETAINING MANY PERIOD FEATURES AND SET IN DELIGHTFUL GROUNDS OF  
AROUND 0.22 ACRES BACKING ONTO THE PERSE PLAYING FIELDS**

- Prime Cambridge City location
- Large 150ft west-facing garden
- Retaining many Edwardian features
- Large garage and driveway
- 6 double bedrooms
- 3 reception rooms

250 Hills Road is a charming bay-fronted Edwardian home dating back to 1907 and enjoying a prominent position in this highly convenient South city location. The property has served as an exceptional family home for over 22 years and backs onto The Perse playing fields.

The ground floor accommodation comprises three reception rooms, including an impressive sitting room with a cast iron fireplace and recessed glazed French doors leading to the rear garden. There is a spacious reception hall with an elegant stained glass door and built-in storage, finished with original wood flooring which continues through to a bay-fronted dining room, also with a feature fireplace, contrasted by attractive tiled inserts. The kitchen/breakfast room is very bright, benefits from a triple aspect and there is also a large pantry. The kitchen itself has been fitted with a range of base and eye-level units. There is a separate utility room with additional units and space/plumbing for appliances. Finally, there is a cloakroom W.C. and a personal door leading to a large garage which has power, lighting and eaves storage.

Upstairs the bedrooms are split over two floors, the first housing beds 1,2 and 3 coupled with a large family bathroom which has been fitted with a white 4-piece suite. The master bedroom is particularly spacious, has a wash hand basin and a useful interconnecting study area. On the second floor are the remaining three double bedrooms and a refitted shower room, as well as a spacious landing with built-in cupboards.

Outside the front of the property is set back from Hills Road and screened by a variety of trees and mature hedging. There is a shingled driveway providing ample parking and access to a large garage with an electric roller door. A noteworthy feature is the impressive west-facing rear garden which extends to 150ft and offers a superb degree of privacy. There is a landscaped Indian sandstone terrace, very well suited to alfresco dining and excellent for entertaining purposes. The remainder of the garden is predominantly laid to lawn and bordered with a variety of shrubs, trees and stocked beds. There is a storage shed and additional terrace located at the foot of the garden.

The space, individuality and grandeur of this magnificent family home, demands an early viewing.

**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 at Addenbrookes Hospital are also close by.

Primary schooling is at Morley Memorial school and secondary schooling at Netherhall Community College. The property is well situated with Hills Road and Long Road Sixth Form Colleges and private schooling is available for all age groups in the area.

The Perse School on Hills Road is close by. It is conveniently located for access to Cambridge Railway Station and the City business area (0.7 miles) as well as Addenbrookes Hospital and the expanding Biomedical campus (1 mile).

**Services**

All mains services connected

**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.

**Viewing**

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









Approx. gross internal floor area 275 sqm (2950 sqft)

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







