



249 HILLS ROAD
Cambridge

Carter Jonas

249 HILLS ROAD, CAMBRIDGE, CB2 8RP

- Cambridge City Centre – approx.1.5 miles
- Addenbrookes Hospital – approx. 0.3 miles
- Cambridge railway station approx. 1.3 miles

Stunning kitchen/breakfast/dining/family room • 2 Further reception rooms • Utility • Cloakroom • Ground floor shower room • Second floor principal bedroom with en-suite shower room & dressing room • 6 Further bedrooms • 3 Further bath/shower rooms & separate WC • Ample parking & garage • Lawned gardens with large terrace • Excellent range of outbuildings including ancillary accommodation • EPC rating C

DESCRIPTION

The current owners have extended and reconfigured this impressive modern home over the years to create a wonderful family home with flexible and very well-presented accommodation. On the ground floor is a beautiful and contemporary open plan everyday room running across the back of the house with fireplace and fully sliding doors opening to the terrace and garden. This room has to be seen to be fully appreciated. There is also two further reception rooms, a cloakroom and a large utility opening to the garage. On the first floor are four double bedrooms, two single bedrooms and four bathrooms (one en-suite). The second floor offers the perfect space for the principal bedrooms suite with Juliet balcony overlooking the garden. Additional accommodation can be found in the "glass house" in the garden which has its own log burner, shower room and kitchen.

OUTSIDE

The property is approached over a large driveway giving access to ample parking and a single garage. The driveway is bordered on three sides by mature hedging which gives good levels of privacy.

SUPERB AND SUBSTANTIAL CITY HOME WITH IMPRESSIVE AND VERSATILE ACCOMMODATION OF OVER 3,220SQFT WITH EXTENSIVE OUTBUILDINGS AND DELIGHTFUL GARDENS SITUATED IN ONE OF CAMBRIDGE'S PRIME RESIDENTIAL AREAS.



The rear gardens are mainly laid to lawn with further established planting. Of particular note are the range of outbuildings tucked away at the back. These include a "glass house" which provides ancillary studio/home office space along with a further studio and workshop, garden shed and log store.

LOCATION

Hills Road is very much in demand when it comes to buyers looking to secure a home in Cambridge. Its location is highly accessible for access to the city centre, along with many of the renowned schools (within walking distance of The Perse), Sixth Form Colleges and the hospital. For those needing to commute by road, some of the major networks are a short drive away, leading to London, the north and Stansted Airport. There is a Waitrose supermarket within easy reach along with local amenities available on Cherry Hinton Road and the leisure complex (5 minutes walk). There is also a direct cycle and bus route into the city centre and the railway station, which offers a fast and regular train service into London.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity, drainage and gas

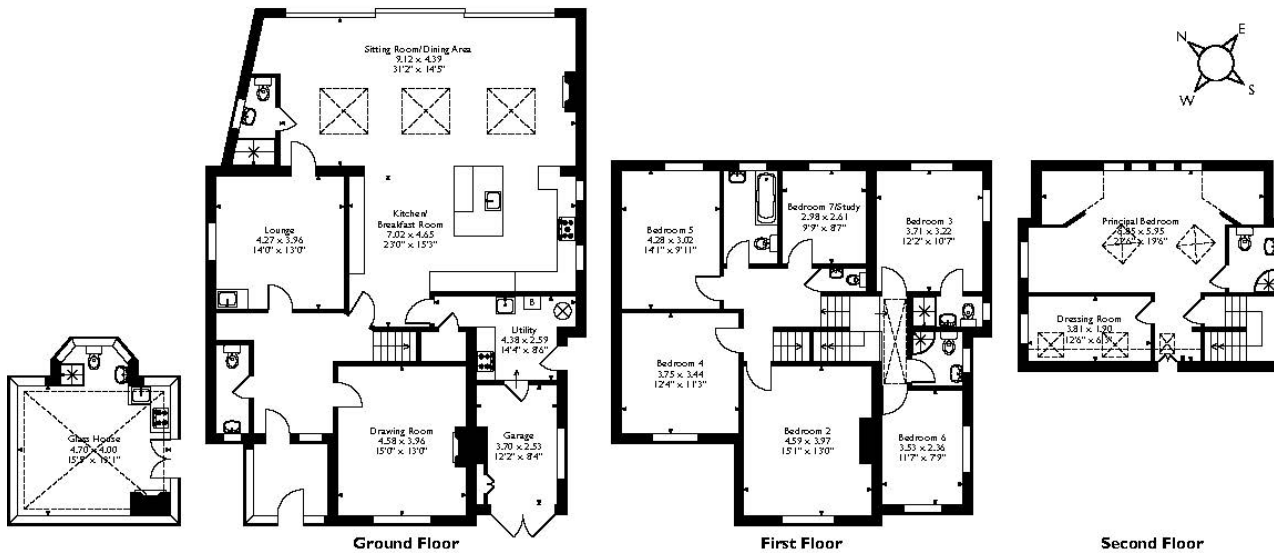
Local Authority: Cambridge City Council

Council Tax Band: Band F

Viewings: Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330



249 Hills Road, Cambridge, Cambridgeshire
 Approximate Gross Internal Area
 Main House = 300 Sq M/3229 Sq Ft
 Outbuilding = 21 Sq M/226 Sq Ft
 Total = 321 Sq M/3455 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Cambridge South 01223 403330
 cambridgesales@carterjonas.co.uk
 The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk
 Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
 INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.