



Bush & Co.



School House, Pound Hill, Cambridge, CB3 0AE

Guide Price £995,000 Freehold



Energy Rating Band E



The property is located on Pound Hill, moments from Castle Hill and the historic centre, with established surroundings and views to Westminster College. The internal accommodation measures over 1500 square feet, a substantial family home in a most prestigious city centre location. The accommodation offers huge versatility, and has previously been split to create, 3 separate units each unit having its own private access.

In brief, the accommodation consists; a welcoming entrance hallway with bespoke cupboards, stairs to the basement, living accommodation and first floor, midway on the stairs, to the first floor, is a shower room with WC. The open plan kitchen/dining room is light and airy with triple aspect windows, including a beautiful large 32 pane sash window to the front aspect, original cast iron fireplace, with decorative tiled surround. The living room has a sash window to the front aspect, an original cast iron fireplace and leads through to the utility room with space and plumbing for various appliances. Off the utility room is a shower room with WC and hand-wash basin.

The first-floor accommodation has 3 double bedrooms, bedrooms 2 and 3 are interconnecting. The family bathroom has a bath, WC, and hand-wash basin.

The basement is accessed both from the main dwelling and also has its own access from Pound Hill. It is a versatile space offering studio living, a kitchen, a shower room and a separate WC. There is a courtyard garden to the front.

Outside: To the front, there is a beautiful walled garden that sits higher than street level, giving a high degree of privacy. There are shrub borders with an array of mature flora and fauna, the remainder laid to lawn. A secure wooden gate gives access to Pound Hill.

Pound Hill is a highly desirable city centre location, about 0.2 miles from Magdalene Bridge, 0.6 miles from the Market Square and 1.7 miles from Cambridge railway station. There is a vast array of amenities and restaurants located within walking distance. A residents' parking permit scheme is available.





Exceptional service in Cambridge and the surrounding villages

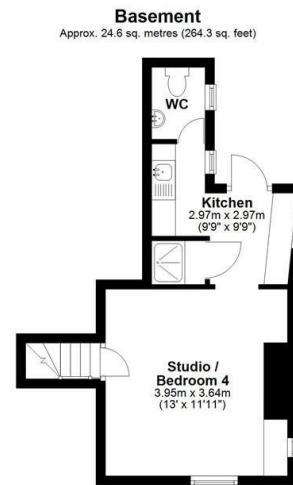
Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
- * Media tours

Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate



Further Information

Tenure - Freehold

Council Tax - Band D

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road
Cambridge
Cambridgeshire
CB1 3AN
www.bushandco.co.uk

