



216 sqm / 2324 sqft

364 sqm / 0.09 acre

Detached house

4 bed, 3 recep, 3.5 bath

Driveway

1965 freehold

EPC - B / 81

Council tax band - E

HARTINGTON

A stunning and individually designed four-bedroom detached home in one of the city's most desirable locations, extended and redeveloped to 2,324 sq ft, with two en suite bedrooms, spacious living areas, a beautifully landscaped garden, and off-road parking . Offered with no onward chain.



Guide Price
£1,660,000.00



Ilkley House is an exceptional and extensively redeveloped residence that has been thoughtfully refurbished, extended to the rear, and enhanced with the addition of a third storey, resulting in a substantial and beautifully appointed family home.

This is a rare opportunity to acquire a meticulously rebuilt and upgraded home, where every element from the architectural redesign to the choice of fixtures has been carefully considered to create a stylish, functional, and future-ready residence in a sought-after Cambridge location.

Internally, the accommodation extends to approximately 2,324 sq ft over three floors, with the ground floor centred around a stunning, individually designed kitchen/dining/family room measuring over 41 feet in length. This bespoke kitchen features Miele appliances, including a double oven incorporating a microwave oven, a four-ring gas hob with a downdraft extractor, and is finished with elegant quartz worktops and a sociable breakfast bar. Natural light floods the space through a large roof lantern, and bi-fold doors open to the landscaped rear garden, creating a perfect setting for entertaining. The ground floor also offers a formal sitting room, a study, a utility room, and a cloakroom.

The first floor comprises three generously sized bedrooms, one of which enjoys an en suite, alongside a beautifully finished family bathroom. On the second floor, the principal bedroom is an impressive and tranquil retreat, complete with a luxury en suite and a freestanding bath, all fitted with premium Crosswater sanitary ware, showcasing the attention to detail evident throughout.

The property benefits from wired internet access throughout, ensuring seamless high-speed connectivity in every room perfect for modern home working and streaming requirements.

Externally, the landscaped rear garden features a patio laid with high-quality Italian Porcelanosa tiles, raised planters, a neatly lawned area, and a summer house, all enclosed for privacy. Off-road parking is provided to the front via a newly finished driveway.

Hartington Grove is a well-regarded residential street in Cambridge, positioned conveniently between the city centre and Addenbrooke's Hospital. Located just off Hills Road, it provides excellent access to key amenities, making it a sought-after location for families and professionals alike.

The area is well-connected by public transport and cycle routes, offering a straightforward commute to the historic city centre, Cambridge Station, and the Biomedical Campus. The nearby Hills Road and Cherry Hinton Road provide a range of independent shops, cafes, and supermarkets.

Hartington Grove is also within reach of several highly regarded schools. State options include Morley Memorial Primary School and Coleridge Community College, while independent choices such as The Perse School and St Faith's are also nearby. The combination of accessibility, educational opportunities, and local amenities makes it an attractive place to live.

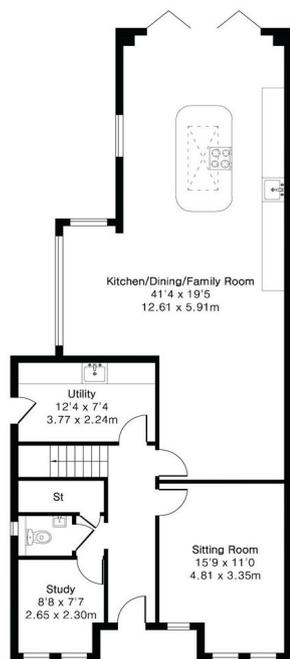


Approximate Gross Internal Area 2324 sq ft - 216 sq m

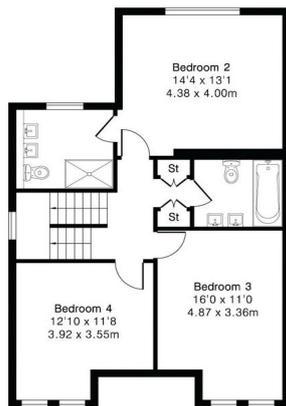
Ground Floor Area 1101 sq ft – 102 sq m

First Floor Area 727 sq ft – 68 sq m

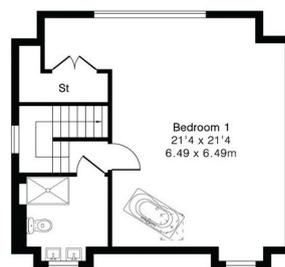
Second Floor Area 496 sq ft – 46 sq m



Ground Floor



First Floor



Second Floor



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