

# Contemporary four bedroom townhouse with separate studio and double garage

Knightly Avenue, Cambridge, Cambridgeshire, CB2 0AL



4



3



2

Guide Price £1,200,000



# Contemporary four bedroom townhouse with separate studio and double garage

Knightly Avenue, Cambridge, Cambridgeshire, CB2 0AL

 4  3  2

Guide Price £1,200,000



# Contemporary four bedroom townhouse with separate studio and double garage

Knightsly Avenue, Cambridge, Cambridgeshire, CB2 0AL



4



3



2

Guide Price £1,200,000



## About this property

68 Knightsly Avenue is an impressive four-bedroom end-of-terrace townhouse, forming part of an attractive modern development built by Hill. Enjoying a peaceful position away from passing traffic, the property combines contemporary design, flexible living spaces and excellent natural light, along with a private rear garden, double garage, and a versatile studio above. Finished to a high specification throughout, the house features clean-lined elevations, large-format glazing and well planned accommodation arranged over three floors.

A welcoming hallway leads to a cloakroom/WC, the kitchen/dining room and a separate utility room. Spanning the full depth of the house, the kitchen and dining room is a beautifully bright space designed for modern family living, with generous glazing to the front and full height doors opening directly onto the rear garden. The room offers excellent storage and workspace, with plenty of room for a large dining table and relaxed seating, creating an ideal setting for everyday life and entertaining.

On the first floor, a generous L shaped sitting room sits at the front of the house, with dual windows allowing light to pour in. At the rear is a comfortable double bedroom with fitted wardrobes and its own en suite shower room, providing a perfect guest suite.

The top floor includes three further bedrooms, with the principal bedroom benefiting from fitted wardrobes and a private en suite shower room. Two additional bedrooms are served by a modern family bathroom. In addition, all rooms on the upper floors benefit from views of the adjacent fields and hills providing a lovely outlook. Heating is provided via gas fired underfloor heating to the ground and first floors, with radiators to the second floor, reflecting Hill's commitment to energy efficient construction and comfort.

Outside, the property is set back from the road with views towards landscaped green space, contributing to its quiet and private feel. The rear garden is enclosed and mainly laid to lawn, with a paved terrace directly off the dining area—perfect for outdoor dining in the warmer months. The double garage is situated at the rear of the garden, which is fitted with an electric up and over door. An external staircase leads to a self contained studio above the garage, complete with kitchenette, shower room and its own independent boiler. This flexible space is ideal as a home office, creative studio, guest suite or potential annexe.

# Contemporary four bedroom townhouse with separate studio and double garage

Knightly Avenue, Cambridge, Cambridgeshire, CB2 0AL

 4  3  2

Guide Price £1,200,000

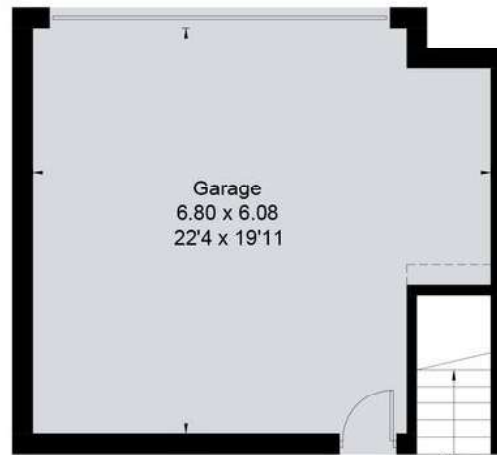


Approximate Floor Area = 174.5 sq m / 1878 sq ft

Garage = 37.4 sq m / 402 sq ft

Annexe = 33.3 sq m / 358 sq ft

Total = 245.2 sq m / 2638 sq ft



**Garage - Ground Floor** To Annexe  
(Not Shown In Actual Location / Orientation)

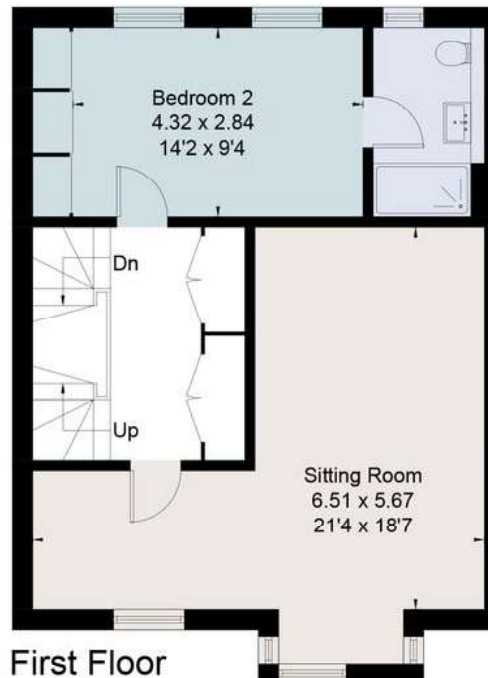


**Garage - First Floor**

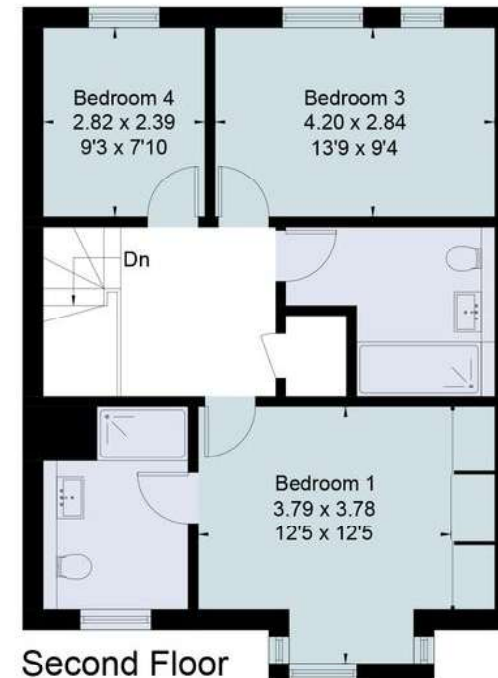
= Reduced head height below 1.5m



**Ground Floor**



**First Floor**



**Second Floor**



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105515

# Contemporary four bedroom townhouse with separate studio and double garage

Knightly Avenue, Cambridge, Cambridgeshire, CB2 0AL



Guide Price £1,200,000



## Key Information

### Local Authority

Cambridge City Council

### Council Tax

Band = F

### Tenure

Freehold

### Services & Additional Information

Mains Water, Electricity, Gas and Drainage.

### EPC

PROPERTY

Rating = B



### Local Area

Knightly Avenue is ideally positioned within a modern development on the southern edge of Cambridge, offering a rare balance of city convenience and immediate access to open countryside. The property is within half a mile of the Cambridge Biomedical Campus and Addenbrooke's Hospital, making it particularly well suited to professionals working in the area.

The location is exceptionally well connected, with Cambridge South Station (approximately 0.7 miles) due to open shortly, providing fast and regular services to London Liverpool Street, King's Cross and Stansted Airport. In addition, nearby bus stops at Addenbrooke's offer excellent links across the city and surrounding areas. The property also benefits from direct access to the Cambridge Cycle Network, enabling convenient and safe cycling into the city centre and beyond.

A particular feature of this location is its proximity to open green space. Nine Wells Nature Reserve is within a mile, while the Gog Magog Hills and Wandlebury Country Park offer extensive walking and outdoor recreation just a two miles away, creating an attractive setting for those seeking access to nature alongside city living.

Cambridge city centre provides a wide range of cultural and recreational amenities, including the Fitzwilliam Museum, Cambridge University Botanic Garden, Kettle's Yard, the Arts Theatre and the Corn Exchange. The city also offers a popular daily market at Market Square, along with extensive shopping at the Grand Arcade and Grafton Centre.

There are a number of highly regarded schools for all age groups in both the state and independent sectors, including The Perse and The Leys, with Hills Road and Long Road Sixth Form Colleges also within easy reach.

All distances and times are approximate.

# Contemporary four bedroom townhouse with separate studio and double garage

Knightsly Avenue, Cambridge, Cambridgeshire, CB2 0AL



Guide Price £1,200,000



## Enquire

## More Information

### Talk to an agent

**Ed Meyer**

Cambridge

+44 (0)1223 347 147

EMeyer@savills.com



View on website



View Digital Brochure



Property Search

### Viewing strictly by appointment

Published: EM62024090

Property Ref: CAS250314

powered by  
**FluxPro**

Important Notice: Savills, its clients, and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, verbally or in writing, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3: We rely on the seller and third parties to collate material information and while we have taken steps to verify information, you are advised to confirm all information you deem material to you, prior to exchanging contracts or concluding missives. 4: It should not be assumed that the property has all the necessary planning permissions, building regulation certificates or other consents. Purchasers must satisfy themselves by inspection or otherwise prior to exchanging contracts or concluding missives. 5: No testing of services, appliances, equipment, or facilities has been undertaken, nor have we carried out any survey or specialist reports. 6: A full list of any fitted carpets, curtains, light fittings, appliances, and other items fixed to the property which are to be included in the sale (or made available by separate negotiation) will be provided to you by our client's solicitors. 7: For information on how we manage personal data, please refer to our privacy policy at <https://www.savills.co.uk/footer/privacy-policy.aspx>