




MORLAND TERRACE

Cambridge, CB2



A TRULY INSPIRING SEMI-DETACHED CITY TOWNHOUSE

Set in a prime city location, this award-winning home is arranged over four floors and extends to approximately 3,500 sq ft. Designed by renowned architect Alison Brooks, it offers exceptional accommodation perfectly suited to modern family living.

			EPC
5	4	4	C

Local Authority: Cambridge City Council

Council Tax band: H

Tenure: Freehold



6 MORLAND TERRACE

On entering the hallway, you are greeted by a breathtaking south-facing split-level living and dining area, filled with natural light. The space features tiled flooring with underfloor heating, a lower-level living area with a striking chimney breast and open gas fire, and two sets of doors leading out to the paved rear entertaining terrace, studio, and garage. The open-plan design allows views back through the property, showcasing the dramatic stairwell with expansive glazing and galleried landings.

The contemporary re-fitted kitchen is finished to a high standard with stylish wall and base cabinetry and stone worktops. Integrated appliances include a Siemens double oven and grill, wine fridge, fridge freezer, and electric hob with built-in extractor. Tall front-facing windows overlook a landscaped frontage, providing both light and privacy.





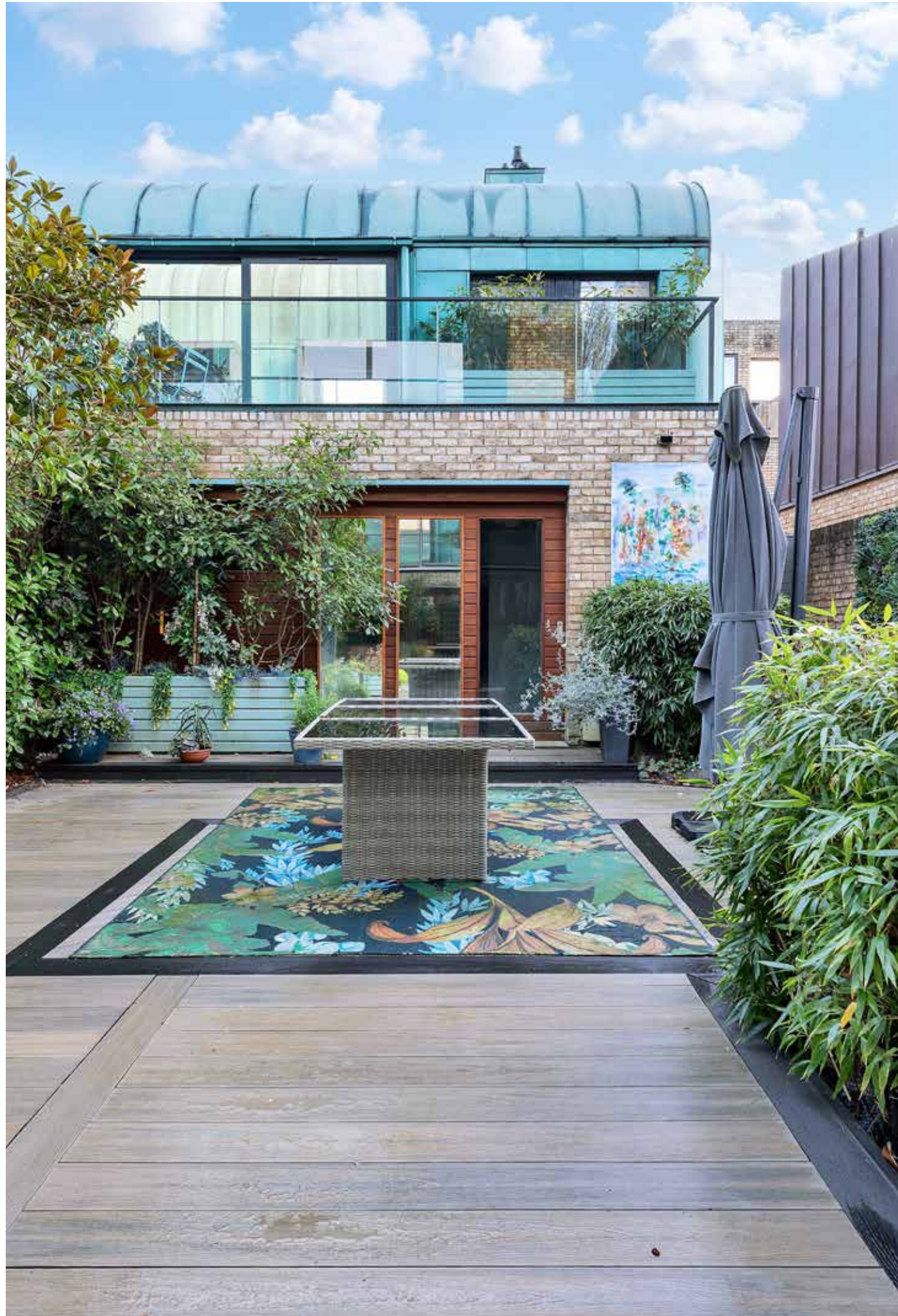
UPSTAIRS

The staggered first-floor landing gives access to a generous double bedroom with front-facing windows and a modern en-suite shower room with a double shower cubicle and a galleried display landing area.

The second floor hosts the impressive principal bedroom, complete with extensive built-in furniture, french doors opening onto a south-facing balcony, and a luxurious en-suite bathroom featuring a shower and twin basins. Frosted glazing over the staircase enhances both light and privacy.

The third floor offers a family bathroom serving two further bedrooms, one of which is currently used as a study. From here, the staircase leads to one of the home's most distinctive features, a split-level art studio with access to a south-facing side terrace, providing exceptional versatility for creative, leisure, or work-from-home lifestyles.





OUTSIDE

The rear entertaining area includes a pedestrian gate providing access to the front and side of the property. A detached double garage is equipped with a roll-back door, lighting, and power. Above the garage is a self-contained studio bedroom with en-suite, ideal for guests or home working.

Situation

Morland Terrace is one of Cambridge's most desirable residential locations, situated just south of the city centre and within easy reach of excellent schools, the University Botanic Garden, and a wide range of local amenities. Ideally positioned within walking distance of a number of excellent schools, including St Faith's School, The Leys, St Mary's, Heritage, Stephen Perse, Perse Prep and Hills Road Sixth Form College, this home is perfectly suited to families wishing to eliminate the school run. Cambridge mainline station is also nearby, providing frequent services to London Liverpool Street and King's Cross.



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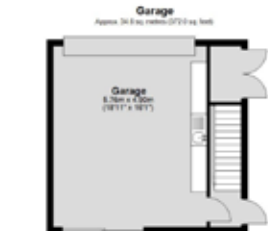
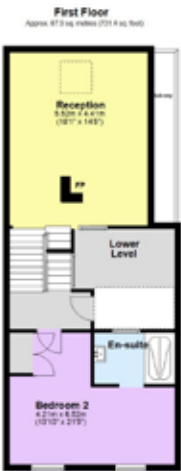
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Approximate Gross Internal Area = 334.4 sq m / 3599.4 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Total area: approx. 334.4 sq. metres (3599.4 sq. feet)

