



Hinton Way, Great Shelford, CB22 5AL

**CHEFFINS**

## Hinton Way

Great Shelford,  
CB22 5AL

A most impressive and sympathetically improved semi-detached 1920's house which provides exceptionally versatile and well proportioned accommodation ideally suited to a family looking for such outstanding space and flexibility together with a delightful generous mature rear garden and driveway/off-street parking area to front. The property has been improved and extended in more recent times and now provides versatile accommodation including four bedrooms, ensuite shower room and a family bathroom on the first floor as well as a family room/fifth bedroom and a ground floor shower room. The property occupies an outstanding location towards the edge of the village and is so well placed for access to the Gog Magog Hills, Babraham Road Park and Ride and the Addenbrooke's Campus.

5 3 3

**Guide Price £750,000**





## LOCATION

Great Shelford is an extremely sought-after village located approximately 3 miles south of Cambridge and is very well placed for access to Addenbrooke's Hospital, Gog Magog Hills and Babraham Road Park and Ride. The village is placed ideally for commuters looking for easy access to London, with the village's train station providing direct access to London's Liverpool Street station. The village also provides easy access to the M11 linking up to both the A14 and M25. The village also benefits from an excellent range of both independent and high street shops as well as a local library and local healthcare services.

## PART COVERED ENTRANCE PORTICO AND ENTRANCE DOOR

to:

## RECEPTION HALL

with two radiators, staircase leading off to first floor, dado rail, large built-in storage cupboard understairs and feature natural wood style flooring (LVT).

## SITTING ROOM

with feature bay window to front aspect with sealed unit double glazed windows, double radiator, attractive feature fireplace with an electric coal effect fire (there is an open fireplace behind the electric fire), extensive range of fitted book and display shelves set into recess of side of fireplace.

## FAMILY ROOM/BEDROOM 5

with double radiator, high level window to side aspect, natural wood style flooring and sealed unit double glazed windows to front aspect.

## GROUND FLOOR SHOWER/UTILITY ROOM

with a tiled shower cubicle and wall mounted shower unit, vanity style unit with small wash hand basin and cupboard below, tiled splashback and wall mirror above, low level w.c., fitted broom/storage cupboard with further storage cupboards above and cupboard housing a wall mounted Vaillant wall mounted gas fired boiler, extractor fan, radiator and sealed unit double glazed window to side aspect.

## REAR LIVING ROOM

with feature fireplace with mantel and stone surround and a gas log effect fire, picture rail, double radiator, sealed unit double glazed doors leading to paved terrace and rear garden, natural wood style flooring.

## OPEN PLAN REFITTED KITCHEN & ADJACENT DINING ROOM

To the dining room area there is a cast iron firegrate and slate hearth, picture rail, radiator, opening through to the Kitchen area which incorporates a range of attractive high quality units incorporating an inset single drainer one and a half bowl sink with cupboards above, extensive fitted base units

comprising work surfaces with cupboards and drawers below, pull-out bin, integrated Bosch dishwasher, fitted breakfast bar, upright shelved storage cupboard and range of wall storage cupboards, space for American style fridge/freezer with cupboards above and a high level rooflight and radiator, natural wood style flooring and a pair of sealed unit double glazed doors leading through to:

## CONSERVATORY

A wonderful garden room/conservatory with triple aspect double glazed windows and high feature semi-vaulted double glazed ceiling with high level opening windows and a pair of full height sealed unit double glazed doors leading to paved terrace and rear garden.

## ON THE FIRST FLOOR

### LANDING

with trap door to roof space, dado rail, door off to:

### PRINCIPAL BEDROOM SUITE

comprising:

#### BEDROOM 1

with radiator, sloping eaves with double glazed Velux window and sealed unit double glazed window to front aspect, door to:

#### ENSUITE SHOWER ROOM

with shower cubicle and wall mounted shower unit, low level w.c., and vanity unit with wash hand basin and drawers below, sealed unit double glazed windows to rear aspect overlooking rear gardens, heated towel rail.

#### BEDROOM 2

with radiator, feature cast iron firegrate, sealed unit double glazed windows to front aspect, picture rail.

#### BEDROOM 3

with feature cast iron firegrate, built-in shelved storage cupboard with further cupboards above, radiator, sealed unit double glazed windows to rear aspect overlooking the gardens.

#### BEDROOM 4

with radiator, picture rail, sealed unit double glazed windows to front aspect.

## BATHROOM

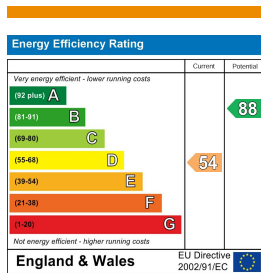
with suite comprising bath, pedestal wash hand basin and w.c., part ceramic tiled walls around, radiator, sealed unit double glazed frosted windows to rear aspect.

## OUTSIDE

To the front of the property there is a mature garden area with hedgerow and trees around and an extensive driveway/off-street parking area. The delightful and generous rear garden is a rather special feature and enjoys a high degree of privacy and seclusion and is mainly laid to lawn with a large paved terrace immediately adjacent to the property itself. To either side of the lawn there are a great variety of mature trees and tall mature hedgerow. At the far end of the garden there is a wonderful secluded area with a raised timber deck and a gateway which leads through to a further area garden which is in a more natural state with trees and hedgerow around and a large timber garden storage shed and beyond the garden there are fields.







Guide Price £750,000

Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire

District Council

Approximate Gross Internal Area 1950 sq ft - 182 sq m

Ground Floor Area 1288 sq ft - 120 sq m

First Floor Area 662 sq ft - 62 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.