



Hinton Way, Great Shelford, CB22 5BB

**CHEFFINS**

## Hinton Way

Great Shelford,  
CB22 5BB

Highly individual and substantial detached house, occupying a rather special and most convenient non-estate position, close to an excellent range of local amenities within this highly sought after village, just to the south of the city and within a short walk of the Shelfords' own main line station.

5 4 4

**Guide Price £1,100,000**





## 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 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, local healthcare services, fine church and local inns/restaurants.

## COVERED PORCH

With entrance door to:

## RECEPTION HALL

With radiator, staircase off to first floor with a deep built in cloak cupboard under stairs, natural wood flooring.

## LIVING ROOM

With a central open fireplace with a tiled hearth a mantle over, natural wood flooring, two radiators and a sliding sealed unit double glazed door, leading to:

## CONSERVATORY

with ceramic tiled flooring, triple aspect sealed unit, double glazed windows and a pair of full height, sealed unit double glazed doors leading to the rear gardens, door off to:

## OFFICE/GYM

With radiator, trap door to roof space, sealed unit double glazed windows to rear aspect and door leading to rear gardens.

## DINING ROOM

A wonderful and generous room with feature bay window to front aspect with sealed unit double glazed windows, sealed unit double glazed windows to side aspect, radiators and natural wood flooring. Door to:

## INNER LOBBY

With radiator, leading to:

## STUDY/BEDROOM 5

With natural wood flooring, sliding sealed unit double glazed patio doors leading to paved terrace and rear gardens. Door to:

## EN SUITE SHOWER ROOM

With a tiled shower cubicle with wall mounted shower unit with large head and hand held shower, sealed unit double glazed window to side aspect with frosted glass, glazed folding doors, small wash hand basin with mixer taps and low level wc, part ceramic tiled walls and flooring, radiator, extractor fan.

## KITCHEN/BREAKFAST ROOM

With inset stainless steel sink unit with mixer taps and cupboards below. Extensive fitted base units comprising natural wood style work surfaces with cupboards and drawers below. Integrated Bosch oven and integrated AEG induction hob with splashback and contemporary style extractor cooker hood above, range of wall storage cupboards with concealed lighting underneath, radiator, space for upright fridge/freezer, integrated dishwasher, sealed unit double glazed windows to front and side aspect and door to:

## UTILITY ROOM

With stainless steel single drainer sink unit with mixer taps with cupboards below, space and plumbing for washing machine and tumble dryer. Range of wall storage cupboard, part ceramic tiled walls, built in shelved storage cupboard, radiator, ceramic tiled floor, sealed unit double glazed window to side aspect and stable door leading to covered side passage way.

## FIRST FLOOR

### LANDING

With high level void with sealed unit double glazed Velux windows. Radiator and large built-in airing cupboard which also houses a hot water cylinder and wall mounted gas-fired boiler.

### BEDROOM 1

With natural wood flooring, radiators, feature bay window to front aspect, sealed unit double glazed windows. Extensive range of fitted wardrobes and door to:

### EN SUITE BATHROOM

With white suite comprising; bath with ceramic tiles around, vanity style unit with wash hand basin, mixer taps and cupboards below, wall mirror above. low level wc, heated towel rail/radiator and sealed unit double glazed windows to front aspect with frosted glass and a walk in shower cubicle with wall-mounted shower unit and glass door.

### BEDROOM 2

With radiator, sealed unit double glazed windows to rear aspect with wonderful views over the rear gardens, natural wood flooring, trap door to roof space and door to:

## EN SUITE SHOWER ROOM

With tiled shower cubicle, wall mounted shower unit with large head and hand-held shower, integrated wash hand basin with mixer taps and cupboards below, low level wc, heated towel rail/radiator, sealed unit double glazed windows with frosted glass to side aspect.

## BEDROOM 3

With radiator, natural wood flooring, sealed unit double glazed windows to rear aspect, with delightful views over the rear garden.

## BEDROOM 4

With radiator, natural wood flooring, sealed unit double glazed windows to rear aspect overlooking the rear gardens.

## FAMILY BATHROOM

With a tiled shower cubicle with sliding glazed doors, wall mounted shower unit with large head and hand-held shower, vanity style unit with wash hand basin and mixer taps, cupboards and drawers beneath. Bath with shower attachment and part ceramic tiled walls surround, low level wc, radiator/heated towel rail, sealed unit double glazed windows to side aspect with frosted glass.

## OUTSIDE

To the front of the property, there is a garden area laid to lawn, with well-stocked borders and a variety of shrubs around. Gated access and brick paviour pathway adjacent to which there is an extensive brick paving courtyard-style parking area with a pair of five-bar gates to front and this, in turn, leads to a driveway to the side and a small garage/store.

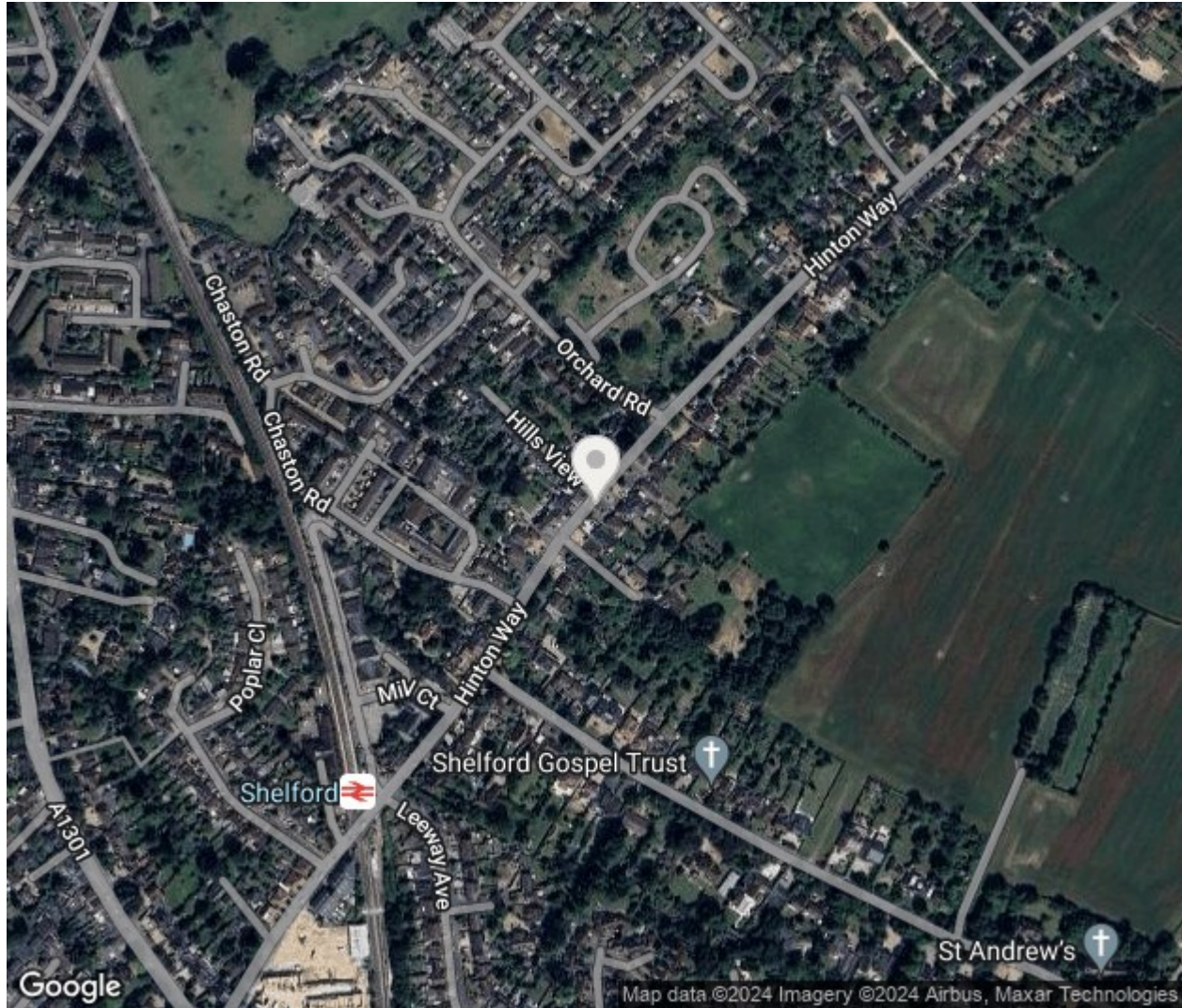
To the rear of the property there is a delightful generous enclosed garden which enjoys a high degree of privacy and seclusion and is laid to lawn with a variety of mature shrubs, bushes and trees around. There is also a secluded paved patio area, immediately adjacent to either side of a paved pathway and there are further paved pathways to either side of an extensive lawn which in turn leads to a further raised paved terrace. At the end of the garden and timber garden storage shed.





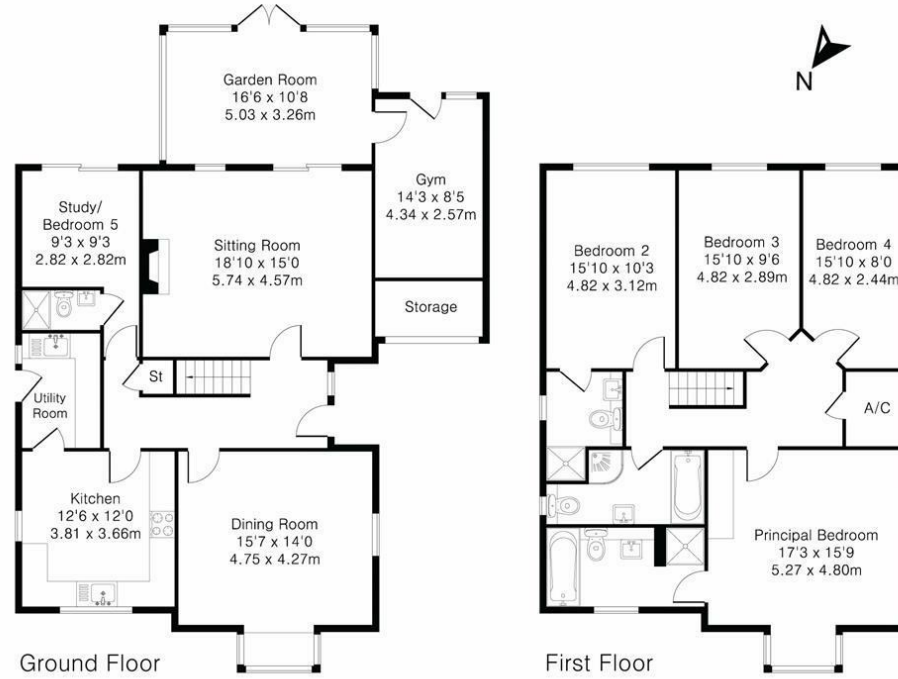
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price £1,100,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - South Cambridgeshire





Approximate Gross Internal Area 2271 sq ft – 211 sq m  
Ground Floor Area 1280 sq ft – 119 sq m  
First Floor Area 991 sq ft – 92 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.



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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.