



Church End, Hilton, PE28 9NJ

**CHEFFINS**

## Church End

Hilton,  
PE28 9NJ

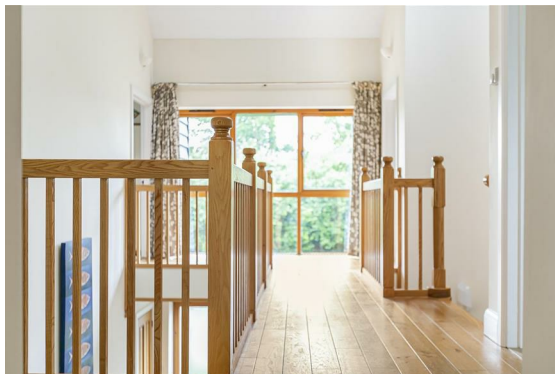
- Underfloor Heating System Through the Ground Floor
- Picturesque Rural Views to the Rear
- Ample Off Road Parking
- High Specification Throughout

A most impressive and individually designed detached residence occupying a wonderful leafy setting with impressive rural outlooks to the rear. The well planned accommodation is arranged over two floors and extends to about 2185 sqft.

4 3 2



**Guide Price £800,000**



## LOCATION

The property is located within the idyllic and most desirable village of Hilton, which is known for its beautiful large village green which is surrounded by houses both ancient and modern together with fine mature trees which were planted when Capability Brown was Lord of the Manor. Within the village there is also a post office/stores and inn. The village is also well placed for access to major routes and rail links to Cambridge, Huntingdon and London, as well as the nearby town of St Ives and is situated within the catchment area for Swavesey College.

## OUTSIDE

The front of the property boasts ample off road parking with a large gravel frontage bordered by mature trees and shrubs, as well as a gated parking area and a pathway leading to the entrance door.

The fully enclosed rear garden enjoys a southerly aspect and is mostly laid to lawn with a large patio area, storage shed, external lights and power points, a selection of mature trees, feature flower beds and a garden studio with light and power.

## GROUND FLOOR

### ENTRANCE HALLWAY

Entrance door, with windows to the front aspect on either side, Kahrs engineered oak flooring, wood burning Clearview Stove with slate tiled hearth, storage cupboard, bespoke helical oak staircase, vaulted ceilings, doors to:

### LOUNGE

With windows to the front, side and rear aspect, Aga Little Wenlock Classic wood burning stove with slate tiled hearth and surround with oak mantle, French doors to the garden

### STUDY

With windows to the front and side aspect

### KITCHEN/DINER/DAY ROOM

With windows to the side and rear aspect, bespoke fitted kitchen with Silestone worktop

over, undermounted sink with drainer grooves, Sandyford dual burner for cooking and central heating, separate integrated oven with four ring electric hob over, space for freestanding fridge freezer, under counter integrated freezer and dishwasher, Kahrs engineered oak flooring, bifold doors opening to the garden

### UTILITY ROOM

With door to side access, oak preparation counter, butler sink, part tiled walls, tiled floor, space and plumbing for washing machine

### GUEST CLOAKROOM

With window to the rear aspect, low level wc with hidden cistern and eco flush button, hand wash basin with cupboards below, tiled floor, part tiled walls

## FIRST FLOOR

### LANDING

Vaulted ceiling with Velux windows over, window to the front aspect, Kahrs engineered oak flooring, airing cupboard, doors to:

### PRINCIPAL BEDROOM

With Velux windows and a Juliette balcony, integral wardrobes, large storage cupboard, door to:

### EN-SUITE BATHROOM

With Velux window, contemporary suite comprising; low level wc with hidden cistern and eco flush button, vanity unit with inset

wash basin and chrome mixer tap over, panelled bath with shower over and separate hand held shower head, part tiled walls, Karndean wood effect flooring

### BEDROOM 2

With windows to the front aspect, integral wardrobe, door to:

### EN-SUITE SHOWER ROOM

With window to the side aspect, suite comprising; low level wc, inset wash basin with chrome mixer tap over, corner shower enclosure

### BEDROOM 3

With window to the rear aspect, integral wardrobe, loft access via hatch

### BEDROOM 4

With window to the front aspect, integral wardrobe

### FAMILY BATHROOM

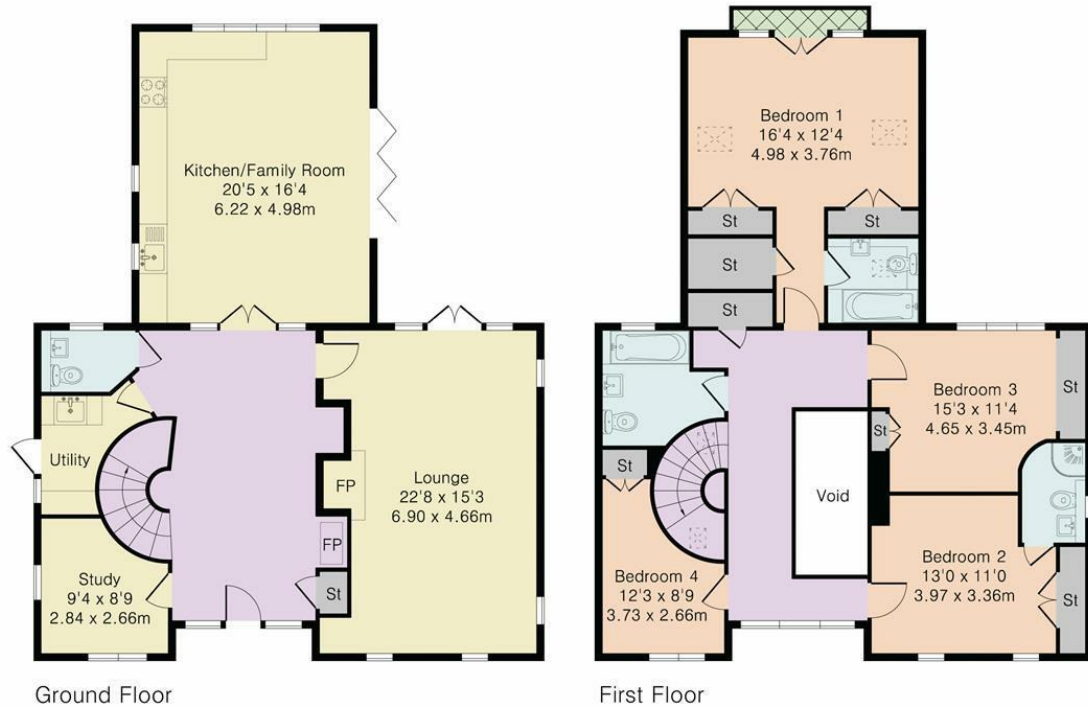
With window to the rear aspect, suite comprising; panelled bath with chrome telephone style mixer tap, inset wash basin with chrome mixer tap, low level wc with hidden cistern, chrome heated towel rail, part tiled walls







Approximate Gross Internal Area 2185 sq ft – 203 sq m  
 Ground Floor Area 1119 sq ft – 104 sq m  
 First Floor Area 1066 sq ft – 99 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	85
England & Wales	EU Directive 2002/91/EC

Guide Price £800,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - Huntingdonshire District Council



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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