



Scotts Crescent, Hilton, PE28 9PG

CHEFFINS

Scotts Crescent

Hilton,
PE28 9PG

A rather stylish and beautifully presented detached, double fronted, house, providing versatile and thoughtfully designed accommodation together with the most attractive landscaped garden, driveway/parking area and detached double garage.

4 2 2

Guide Price £795,000





LOCATION

The property occupies a tranquil and quite outstanding position close to the heart of the village, which is famous for its beautiful and picture green, which is surrounded by houses and cottages, both ancient and modern together with many impressive mature trees, which were planted when Capability Brown was Lord of the Manor. There's also a fine church and Village Hall, post office/stores and inn. The village is also well placed for access to major routes and rail links to the university city of Cambridge, Huntingdon and London, as well as the nearby town of Saint Ives.

FRONT ENTRANCE DOOR

leading to:

RECEPTION HALL

with natural wood style flooring, radiator, built-in storage cupboard understairs and staircase leading to first floor, radiator, built-in broom/storage cupboard and door to:

CLOAKROOM/UTILITY ROOM

with low level w.c. and a stainless steel sink unit with cupboard below and worktop to side and space and plumbing for washing machine and tumble dryer, part tiled walls, wall mounted Vaillant gas fired boiler, radiator, ceramic tiled floor and sash windows to side aspect with frosted glass.

PRINCIPAL RECEPTION ROOM

A delightful light and spacious main sitting room with a central stone fireplace and wood burning stove set on a stone hearth, recess to either side with purpose built hand crafted ash units comprising glass fronted display cabinets, extensive fitted book and storage shelving with cupboards and drawers beneath, natural wood style flooring, two double radiators, feature large sash window to front aspect overlooking the gardens, sealed unit double glazed windows to rear aspect and a pair of full height sealed unit double glazed doors leading to paved pathway and rear gardens, a pair of double doors leading to:

DINING ROOM

with double radiator and large feature sash windows to front aspect overlooking the gardens and a bespoke fitted ash unit comprising glass fronted display cabinet, extensive book and storage shelves, wine rack and large worktop with cupboards and drawers beneath.

KITCHEN/BREAKFAST ROOM

with range of attractive traditionally designed units incorporating a stainless steel one and a half bowl sink unit with mixer taps and cupboards below, worktops to either side, further cupboard below and an integrated Bosch dishwasher, further base units comprising worktops with cupboards and drawers beneath and an integrated Neff induction hob with stainless steel extractor cooker hood above and part ceramic tiled walls around, range of wall storage cupboards, wine rack, and a integrated refrigerator and freezer, glass fronted display cabinets, ceramic tiled floor, sealed unit double glazed windows to side aspect and full height sealed unit double glazed windows to rear aspect and a pair of full height sealed unit double glazed French doors leading to paved terrace and rear garden.

ON THE FIRST FLOOR

GALLERIED STYLE LANDING

with radiator, large full height sealed unit double glazed windows overlooking the rear gardens, large built-in airing cupboard housing a Megaflow hot water cylinder and slatted shelving.

BEDROOM 1

with radiator, sealed unit double glazed sash windows to rear aspect overlooking the gardens, recess with fitted wardrobes with sliding doors, door to:

ENSUITE BATHROOM

with white suite comprising bath with shower attachment, ceramic tiled walls around and glazed shower screen, pedestal wash hand basin and low level w.c., vertical wall mounted radiator/towel rail, electric shaver socket, part ceramic tiled walls and sealed unit double glazed sash window to side aspect.

BEDROOM 2

with radiator, sealed unit double glazed sash windows to front aspect overlooking the gardens.

BEDROOM 3

with radiator, sealed unit double glazed sliding sash windows to front aspect, trap door to roof space.

BEDROOM 4

with radiator, sealed unit double glazed sliding sash windows to rear aspect overlooking the rear gardens.

SHOWER ROOM

comprising a large walk-in shower cubicle with wall mounted shower unit and glazed shower door, pedestal wash hand basin and low level w.c., vertical wall mounted towel rail/radiator, electric shaver socket, part ceramic tiled walls around and sealed unit double glazed sash windows to front aspect.

OUTSIDE

To the front of the property there is a most attractive generous garden laid to lawn with a great variety of shrubs, bushes and well stocked borders around and fine mature trees and open traditional black railing to the front border. There is a brick paviour driveway which is shared by the neighbouring house at the front part and in turn leads to an extensive parking/turning area and driveway which in turn leads to the side of the property and double wrought iron gates provide access to a rear courtyard style parking area and a DETACHED DOUBLE GARAGE with automatic up and over door to one side, loft storage space, light and power and personal door to side leading into the rear garden.

The delightful and generous rear garden is a rather special feature and enjoys a high degree of privacy and seclusion and is laid mainly to lawn with well stocked borders, shrubs, bushes and trees around. There is a shrub covered pergola which leads to a secluded corner paved terrace and there is a larger paved terrace and patio area immediately adjacent to the house itself. Wrought iron gate from the front garden leads to a further garden area to the side of the house with a number of vegetable beds and a soft fruit cage with cherry, strawberry and two plum trees, also a greengage and peach, further borders and pathway to side leading to the pergola.

AGENTS NOTES

Tenure - Freehold

Council Tax Band - E

Property Type - Detached House

Property Construction - Brick with Tiled Roof

Number & Types of Room - Please refer to floor plan

Square Footage - 2916

Parking - Garage and Driveway

UTILITIES/SERVICES

Electric Supply - Mains Supply

Water Supply - Mains Supply

Sewerage - Mains Supply

Heating - Mains Gas Central Heating

Broadband - Superfast Available

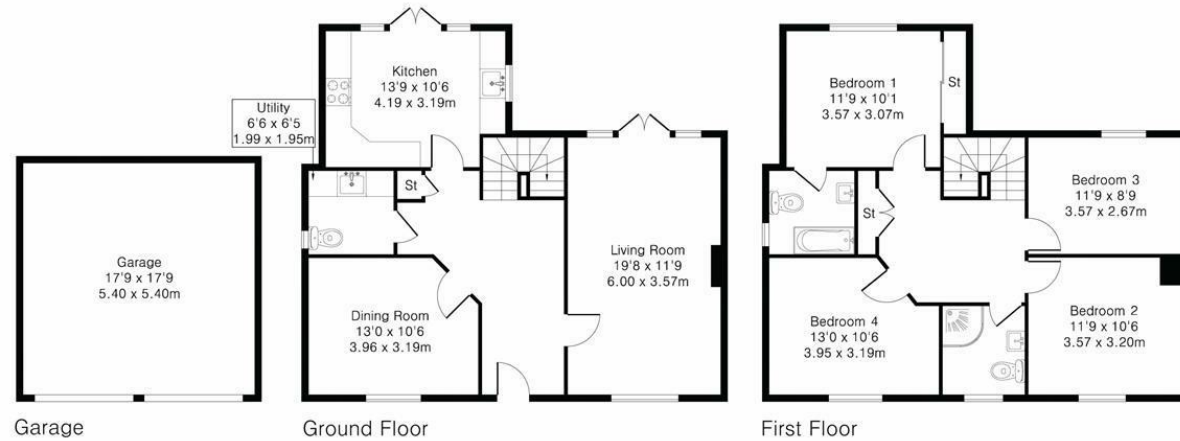
Mobile Signal/Coverage - OK

Conservation Area - Yes





Approximate Gross Internal Area 2916 sq ft – 136 sq m
 Ground Floor Area 1458 sq ft – 68 sq m
 First Floor Area 1458 sq ft – 68 sq m
 Garage Area 314 sq ft – 29 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (82 plus) A	99
(71-81) B	
(59-80) C	
(55-68) D	
(49-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	74
England & Wales <small>EU Directive 2002/91/EC</small>	

Guide Price £795,000
 Tenure – Freehold
 Council Tax Band – E
 Local Authority – Huntingdon



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.