



The Green, Hilton, PE28 9NB





# Crossbrook, The Green

Hilton,  
PE28 9NB

A unique and exciting opportunity to acquire an impressive and substantial detached house which was individually designed and constructed in the late 1960s for the original owner and this is the first time in over 50 years that the property has been offered for sale. The property provides versatile and well proportioned accommodation and offers great potential for sympathetic updating and enlargement subject to planning consent. In addition there is a large detached outbuilding which also offers potential for alteration/conversion to a self-contained annexe/studio or similar, again subject to planning consent. The property stands in its own delightful mature gardens which extend in all to approximately 0.5 of an acre and enjoy a high degree of privacy and seclusion as well as providing an extensive courtyard style driveway and parking area plus double garage.

4 2 2

Guide Price £850,000







## PART GLAZED FRONT ENTRANCE DOOR

to:

## RECEPTION HALL

With staircase off to first floor, recess storage area beneath, large fitted cloaks/storage cupboard with sliding doors, door to:

## CLOAKROOM

With pedestal wash hand basin, low level wc, sliding sash window to front aspect.

## SITTING ROOM

A spacious principal reception room with a pair of sash windows to front and rear aspects enjoying a wonderful vista over the rear gardens, attractive central open fireplace with marble decorative surround and mantle over, folding panelled doors leading to:

## DINING ROOM

With full height glazed windows and a pair of full height glazed French doors leading to paved terrace and rear gardens, sliding sash window to the rear.

## LIVING ROOM

With two sash windows to rear aspect with a wonderful vista over the rear gardens, wall mounted electric heater.

## KITCHEN/BREAKFAST ROOM

With inset stainless steel sink unit with mixer taps, cupboards beneath, further base units, range style cooker, space for refrigerator, further fitted worktop with space and plumbing for dishwasher, two sliding sash windows to front aspect, large dresser style unit with glass fronted shelved cabinets, shelved cupboards beneath, shelved pantry to side, further freestanding dresser, stable door leading to:

## STUDY

With feature bay window and sliding sash windows to front aspect, electric heater, door to covered rear porch.

## UTILITY ROOM

With butler sink, space and plumbing to side for washing machine, extensive fitted shelving, space for upright fridge/freezer, built in cupboard housing gas fired boiler which provides warm and cool air through strategically placed grills throughout the property, sliding door to garage.

## FIRST FLOOR

## LANDING

With trap door to roof space, built in cupboard housing mega flow water heater, door to:

## PRINCIPAL BEDROOM SUITE

Comprising two sliding sash windows to front aspect, fitted double wardrobes with sliding doors and cupboards above, built in shelved linen cupboard, opening to:

## DRESSING AREA

With built in double wardrobes with sliding doors and cupboards above, sliding sash windows to rear aspect with wonderful views over the rear gardens, door to:

## EN-SUITE BATHROOM

With white suite comprising; bath with part ceramic tiled walls, vanity style unit with inset wash hand basin with mixer tap, worktops to side, drawers and cupboards beneath, low level wc, bidet, wall mounted radiator/towel rail, walk in shower cubicle with wall mounted shower unit, glass door, large wall mirror, ceramic tiled splashback below, pair of sliding sash windows to rear aspect overlooking the gardens.

## BEDROOM 2

With two sliding sash windows to front aspect with views towards the green, built in double wardrobes with sliding doors and cupboards above, door to LARGE LOFT STORAGE ROOM.

## BEDROOM 3

With two sliding sash windows to front aspect.

## BEDROOM 4

With built in double wardrobes, cupboards above, two sliding sash windows to rear aspect.

## BATHROOM

With white suite comprising; bath with separate wall mounted shower unit, glazed shower screen, pedestal handwash basin, tiled splashback, wall mirror above, low level wc, heated towel rail/radiator, sliding sash windows to rear aspect.

## OUTSIDE

To the side of the courtyard style driveway there is a substantial detached outbuilding which has a large central room which has been converted into a studio/office and has an extensive range of fitted bookshelves, large bay window to front aspect, electric heater, glazed door to front. To the side of the central room there is a large detached storage room with stable door to front, and at the far end of the building there is a further large store/workshop, with light and power.

To the front of the property there are two brick pillars and opening to an extensive pebblestone courtyard

style driveway and parking area with mature hedgerow and a great variety of shrubs and bushes around. Further access off the driveway to a double garage with light and power, sliding sash windows to side and rear aspects, up and over door, further door to rear aspect giving access to the rear gardens. There is also a large lean to garden store at the end of the main outbuilding. To the side of this there is an enclosed area with brick paviour terrace, compost area and a part walled garden with pathway and lawn with a shrub covered pergola above which, leads into rear gardens.

The delightful part walled gardens to the side and rear of the property are a very special feature indeed and are principally laid to lawn with a great variety of mature shrubs, trees and hedgerow around. There is also a paved patio area immediately adjacent to the property itself and in all the grounds extend to about 0.5 acre.

## AGENTS NOTE


New carpets have recently been fitted in the sitting room, living room, dining room, study, stairs and landing plus all four bedrooms.









Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>71</b>
(55-68) <b>D</b>		<b>56</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		

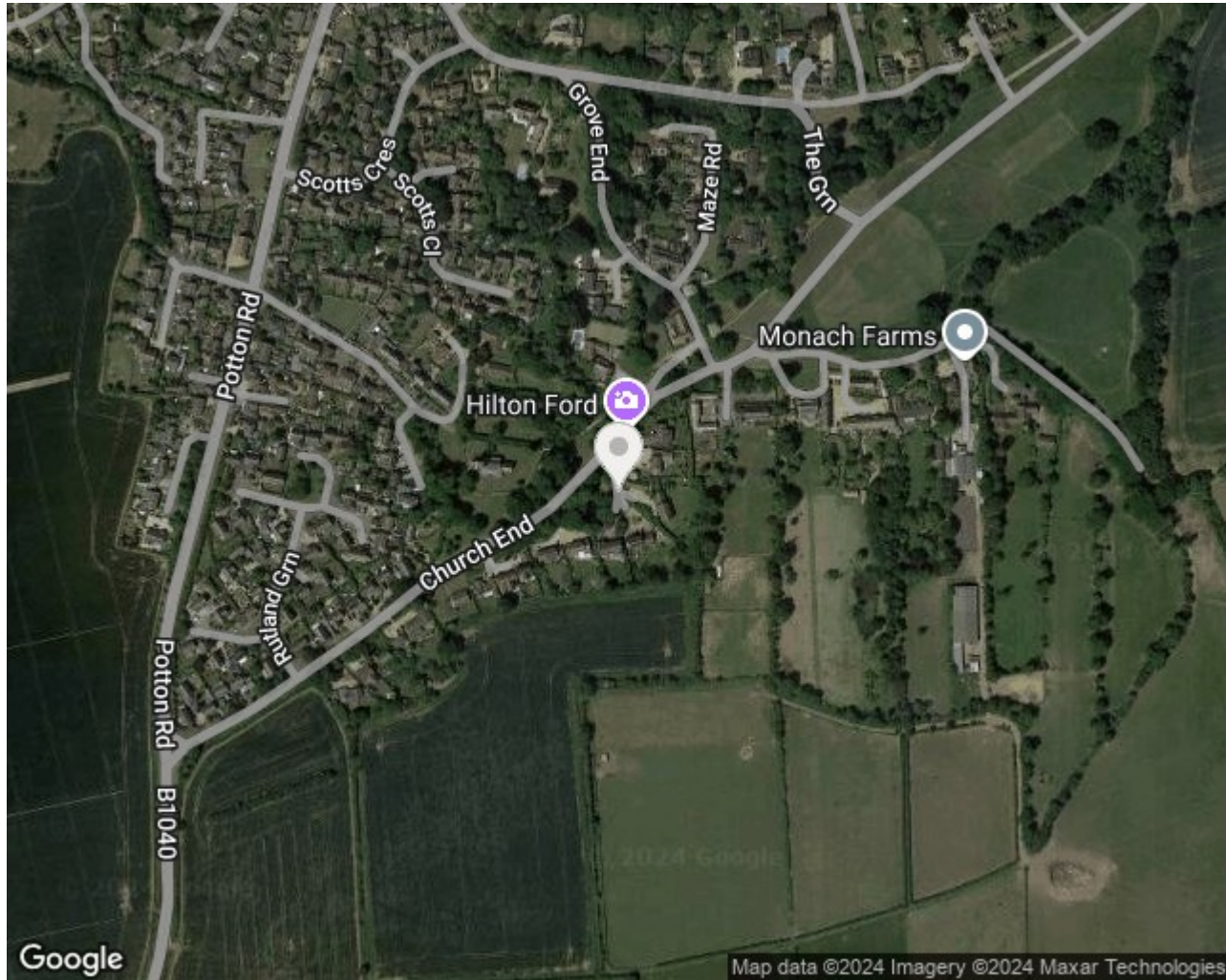
Guide Price £850,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - Huntingdonshire  
 District Council

## LOCATION

Crossbrook occupies an outstanding and rather special position just off the village green within the most desirable and enchanting village of Hilton, famous for its beautiful and picturesque green which is surrounded by houses and cottages both ancient and modern together with many fine mature trees which were planted when Capability Brown was Lord of the Manor. There is 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 St Ives.

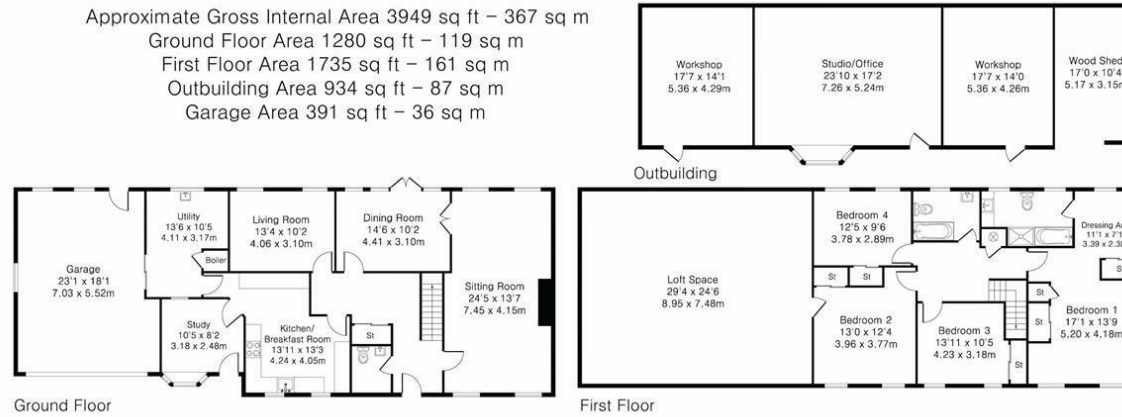








Approximate Gross Internal Area 3949 sq ft – 367 sq m  
 Ground Floor Area 1280 sq ft – 119 sq m  
 First Floor Area 1735 sq ft – 161 sq m  
 Outbuilding Area 934 sq ft – 87 sq m  
 Garage Area 391 sq ft – 36 sq m



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.