



HARVEY ROBINSON

Offers In Excess Of
£800,000

Scotts Crescent
Hilton, PE28 9PG

- Detached Family Home
- Five Double Bedrooms
- Two Ensuite Bathrooms
- Double Barn Style Garage

- Driveway for Numerous Vehicles
- Mature Gardens
- Two Reception Rooms
- 18' Kitchen Dining Room



PROPERTY SUMMARY

The Collection by Harvey Robinson are delighted to offer for sale this spacious and rarely available detached home in the heart of Hilton village. Constructed in 2004 by Campbell Buchanan, the property, which has been in the ownership of the seller since new, offers excellent specification throughout and would be perfect for a family. Arranged over two floors, the property is centred around an impressive entrance hall measuring 7'x 19' which provides access to the ground floor rooms. There is a dual aspect lounge to one side with French doors leading to the rear garden and a dining room to the other which is also dual aspect. Completing the ground floor, there is an 18' kitchen dining room with which truly is the heart of this impressive home as well as a utility room and a downstairs cloakroom. The kitchen dining room is triple aspect and is fitted in a hand built, timber kitchen with complete with integrated fridge freezer, oven, hob and dishwasher. This room also has direct access to the patio in the garden and makes an excellent entertaining space. To the first floor, there are five double bedrooms, a family bathroom and ensembles to bedroom one and two. Well-presented throughout, the property benefits from UPVC style sash windows and is offered in 'move-in ready condition.' To property can be found centrally on a larger than average plot with mature trees to the front providing a good degree of privacy to the lawned front garden. There is a paved driveway providing off road parking for numerous cars and leading to the detached, barn style double garage to the side. The rear garden has a large section of patio as well as mature beds and borders surrounding the lawn and enjoys a good degree of privacy. Viewing of this property is essential and can be organised by contacting our St Ives office.



LOCATION AND AMENITIES

Hilton is a highly sought after, picturesque village situated between St Ives and Cambridge. A short walk away from the property is the village green and cricket pitch spanning almost 27 acres which hosts annual village events such as bonfire night and Feast Week. Also found on the green is the turf maze which is one of only 8 remaining in the country, originally cut by William Sparrow in 1660 and enjoyed by the residents of the village since. There is a popular pub and newsagents within walking distance of the property. The village is popular with commuters with Huntingdon train station being accessible within a ten-minute drive providing easy access into central London within an hour. Cambridge city centre is also easily accessible via car on the A14 or via the busway park & ride terminal in St Ives. The market town of St Ives is approximately 5 miles away with plenty of shops, along with some great independent stores and cafes. The pubs are also highly rated by residents, and you'll find plenty of great restaurants in the area. The village is serviced by schools in nearby villages of Fenstanton or Elsworth whilst a secondary school can be found in Swavesey. There are also independent schools in Kimbolton, Oundle and Cambridge.





FAQ'S

Tenure: Freehold
Post Code for SatNav: PE28 9PG
What3Words Location: bearings.travels.viewer
Property Constructed: 2005
Original Housebuilder: Campbell Buchanan
Seller's Owned Property: Since New
Seller's Onward Movements: Purchasing a New Build
Anticipated New Build Completion: July 2024
School Catchment Areas: Fenstanton Primary and Swavesey Village College
Boiler Replaced: Within the last 3 years
Council Tax Band: F
EPC Rating: TBC
Rear Garden Aspect: East



GENERAL

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

For independent whole of market mortgage advice please call the team to book your appointment.

View all our properties at harveyrobinson.co.uk

Rated Exceptional in Best Estate Agent Guide 2024
British Property Awards 2024 – Gold Winner
4.9 Star Google Review Rating

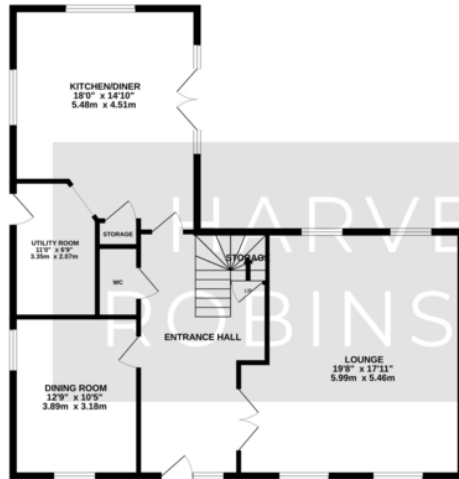




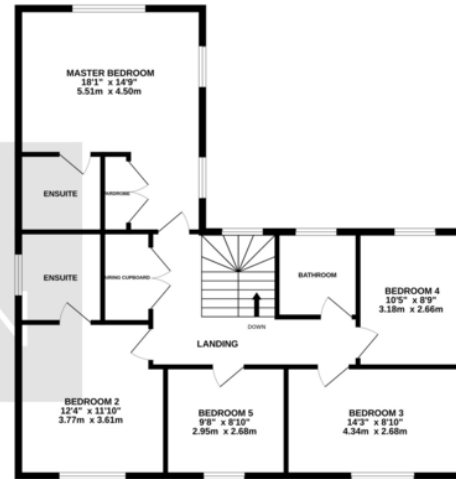
BASEMENT
322 sq.ft. (29.9 sq.m.) approx.



GROUND FLOOR
975 sq.ft. (90.6 sq.m.) approx.



1ST FLOOR
975 sq.ft. (90.6 sq.m.) approx.



EPC to follow

TOTAL FLOOR AREA: 2272 sq.ft. (211.1 sq.m.) approx.
Made with Metropix ©2024

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

OFFICE ADDRESS

91 High Street, Huntingdon,
Cambridgeshire, PE29 3DP

CONTACT

01767 660770
thecollection@harveyrobinson.co.uk
www.harveyrobinson.co.uk