



150 Hinton Way, Great Shelford, Cambridge, CB22 5AL
Guide Price £1,300,000 Freehold



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A STUNNING BAY-FRONTED, DETACHED RESIDENCE, EXTENDED AND MUCH IMPROVED, SET WITHIN A LARGE MATURE GARDEN, LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER SOUTH CAMBRIDGESHIRE VILLAGE.

- Extended 4 bedroom detached family residence
- Large kitchen / breakfast / family room
- 3 reception rooms plus utility room
- Ensuite to master bedroom with Juliet balcony
- Off road parking and garage
- Large mature rear garden with views over fields

The property enjoys a fine, non-estate position within the village with views over fields to both the front and rear including views across to the Gog Magog Hills. The current owners have transformed the house with a programme of expansion and full refurbishment, thoughtfully designed with a great focus on light, spacious and airy rooms. The property is set back and screened from the road and is conveniently located for the mainline train station, Cambridge City centre and Addenbrooke's Medical Campus.

In brief, the accommodation comprises a spacious and welcoming reception hall with a bespoke staircase rising to the first floor accommodation, fitted coat cupboard, ceramic tiled flooring and a cloakroom w.c. just off. There are three reception rooms including a bay-fronted dining room, sitting room with a feature gas fire and views over the garden and a cosy snug / playroom. Of particular note is the fabulous open plan kitchen / breakfast / family room with vaulted ceiling incorporating skylights and a virtually glazed rear elevation, bathes this room in natural light. The kitchen area is fitted with attractive cabinetry, ample granite working surfaces with matching central island / breakfast bar. There is a range of integral appliances including a full height fridge, full height freezer, dishwasher and a gas range-style cooker with extractor over. The attractive Amtico flooring flows through into the family area where there is a bespoke fitted window seat and French doors to the garden. The kitchen is complemented by a useful utility room, again fitted with storage cupboards, fitted worksurface with single sink and drainer and space for a washing machine and tumble dryer.

Upstairs, off the galleried landing with feature, curved balustrade are four double bedrooms and a luxury family bathroom. The master bedroom has large fitted wardrobes, with a view out of the Juliet balcony and a good sized ensuite.

Outside, the property boasts a generous, block-paved driveway providing parking for at least four cars and leading to the garage with an up-and-over door, power and light connected. Gated access leads to the rear garden measuring over 150ft in length and is both mature and private and partially divided into two areas. The first, the formal garden is laid to manicured, shaped lawns with well-stocked flower and shrub borders and beds, a selection of specimen trees and bushes, a rockery incorporating a fishpond and a generous paved patio area. To the rear is an enclosed walled vegetable, herb and fruit garden with two garden stores and a greenhouse and all of which looks out over fields to the rear.

Location

Great Shelford is just 4 miles south of Cambridge. There is an active village community centre around Woollards Lane where there is a library, dentist, village hall and recreation ground, numerous shops including newsagent, hairdresser, beauty salon, baker, butcher, grocer, marvellous deli and the Health Centre in Ashen Green.

The mainline station provides access to Cambridge and London Liverpool Street, and the village is located two miles from Junction 11 of the M11.

There is a Church of England Infant and Junior School in the village. The Gog Magog Hills and Golf Club, Wandlebury and the Roman Road are within two miles. Addenbrooke's Hospital is also within easy reach and Stansted Airport is within half an hour's drive (via M11).

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - G

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

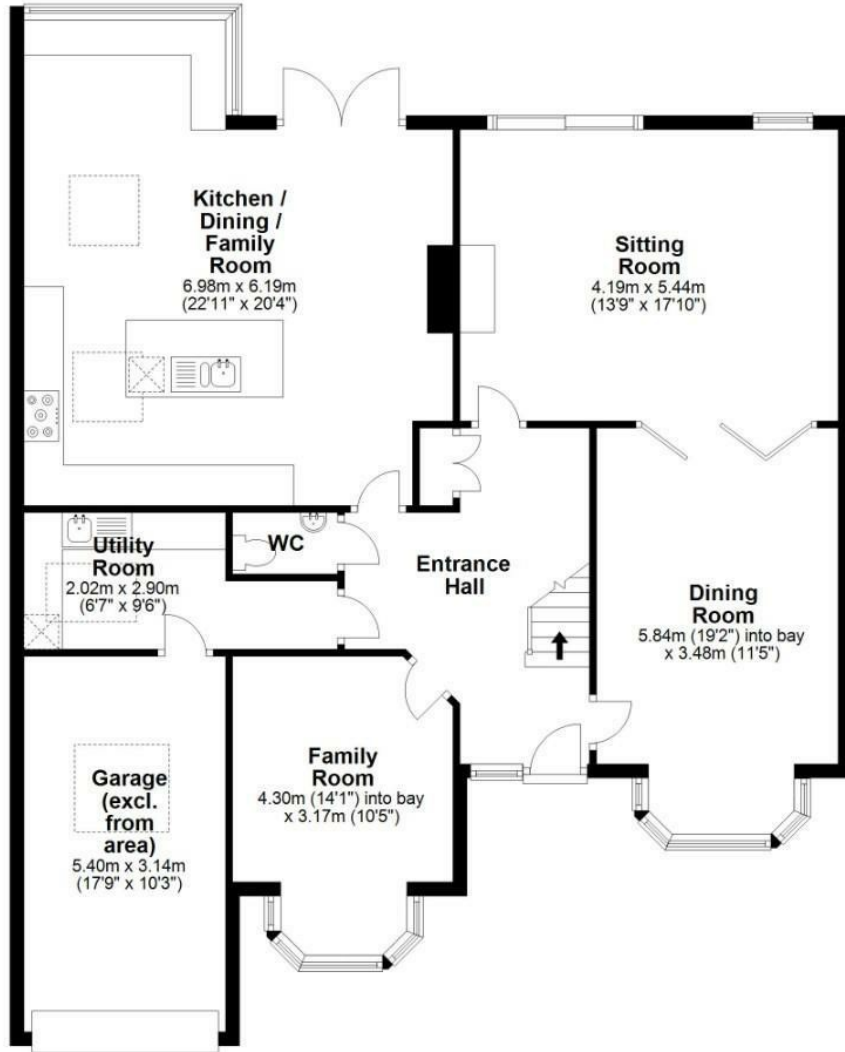
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





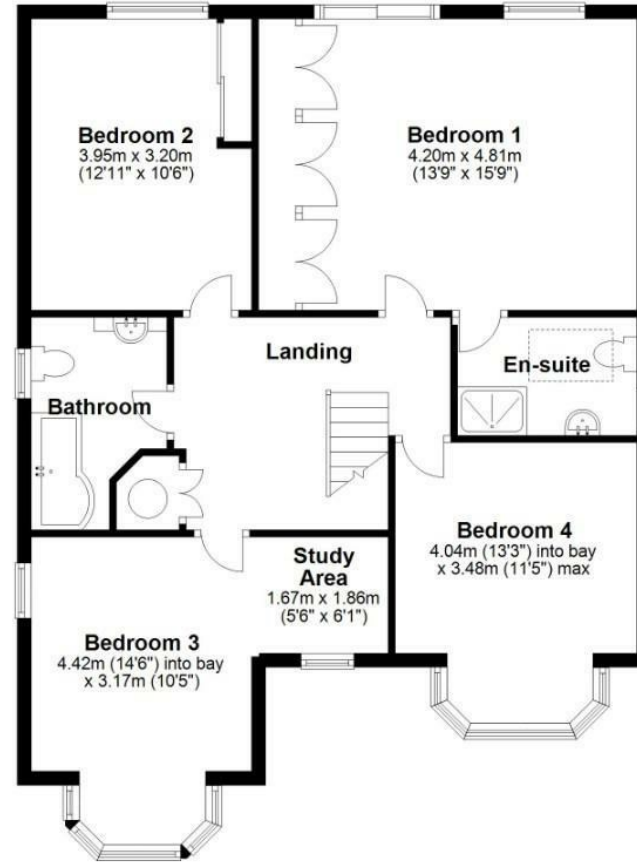
Ground Floor

Approx. 116.0 sq. metres (1248.7 sq. feet)



First Floor

Approx. 87.9 sq. metres (946.3 sq. feet)



Total area: approx. 203.9 sq. metres (2195.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



