



239 Hinton Way, Great Shelford, Cambridge, CB22 5AN
Guide Price £695,000 Freehold



rah.co.uk
01223 800860

AN ESTABLISHED DETACHED CHALET STYLE RESIDENCE WITH ENORMOUS POTENTIAL FOR ENLARGEMENT AND MODERNISATION (SUBJECT TO PLANNING), SET WITHIN A LARGE, MATURE GARDEN AND LOCATED WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE.

- 3 bedroom detached house
- Large well-equipped kitchen/breakfast/family room plus utility room
- 3 reception rooms
- Off-road parking and garage
- Generous mature garden
- Chain free
- EPC - E / 46

The property occupies a fine non-estate position on the edge of the village, so conveniently positioned for Cambridge City centre, and Addenbrooke's Medical Campus just a short cycle away. This individual chalet-style residence offers flexible accommodation with great scope for further enlargement and sympathetic updating. The property is set back from the road with ample parking, garage and a 200ft mature rear garden, with external studio / office.

The accommodation comprises a spacious, welcoming reception hall with stairs to first floor accommodation, and a cloakroom / wc just off. There are two reception rooms, including a bay-windowed sitting room with feature gas fire with marble surround and hearth, a dining room and a ground floor bedroom. The kitchen / breakfast / family room is a generously proportioned area and enjoys views over the garden. The kitchen is fitted with base level and wall mounted storage cupboards and fitted working surfaces with inset one and a half sink unit with mixer tap and drainer, four-ring gas hob, oven, extractor and space for dishwasher and fridge-freezer. Just off is a handy utility room, again with fitted storage cupboards, a fitted worksurface with single sink unit and space for the usual white goods.

Upstairs there is a large galleried landing with two bedrooms and a bathroom off.

Outside, there is off-road parking for several vehicles and a garage with up-and-over door, power and light connected. Gated access leads to the rear garden which measures approximately 200ft in length and is laid mainly to lawn with well stocked flower and shrub borders and beds, paved patio, greenhouse and a home office / studio with power and light connected.

Location

Great Shelford is a sought-after village just to the south east of the city, with an excellent range of facilities including primary school, health centre, recreation ground, library, church and a range of shops including supermarket, bakery, chemist and butcher.

The M11, Shelford railway station and Addenbrooke's / Biomedical Campus are easily accessible.

Tenure

Freehold

Services

Mains gas, electricity and water. A septic tank is in place of mains drainage.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - F

Fixtures and Fittings

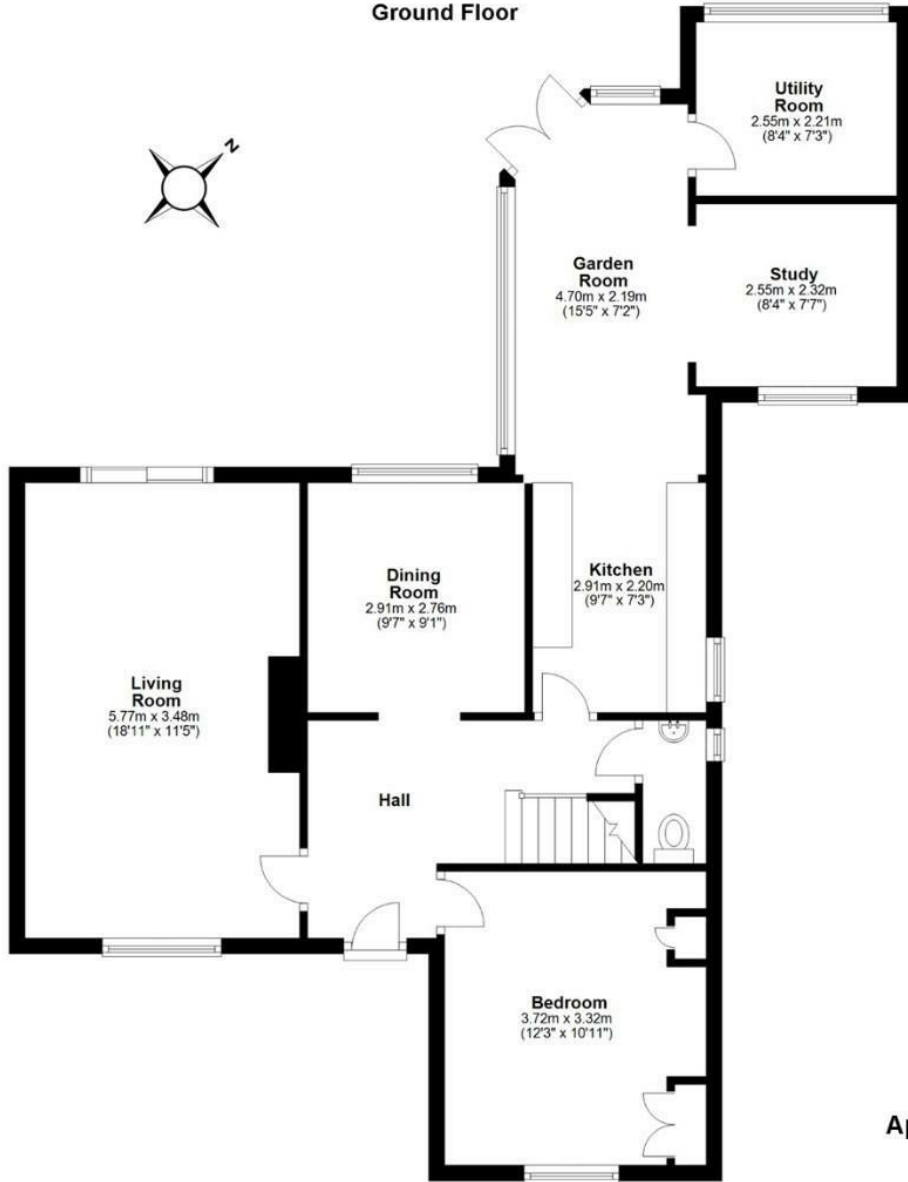
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

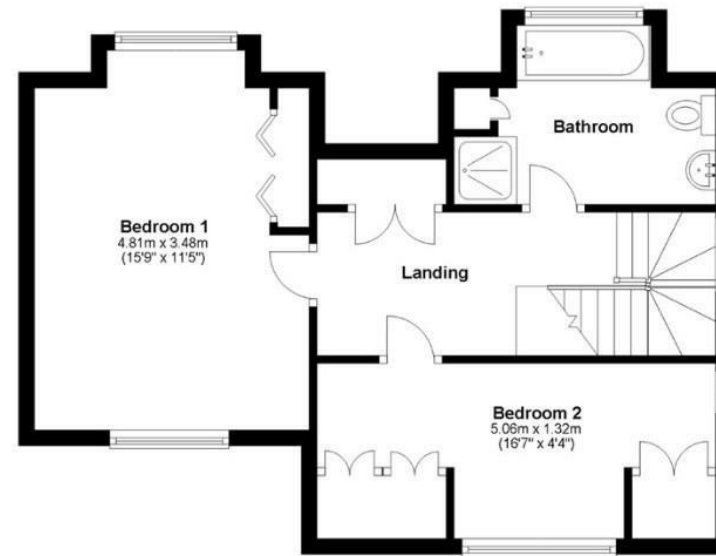
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



Ground Floor



First Floor



Approx. gross internal floor area 128 sqm (1375 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D			
(39-54) E		46	
(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.

