



273 Hinton Way, Great Shelford, Cambridge, CB22 5AN
Guide Price £850,000 Freehold



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AN INDIVIDUAL 1950S DETACHED HOUSE WITH ENORMOUS POTENTIAL FOR ENLARGEMENT AND IMPROVEMENT, SET WITHIN MATURE GARDENS AND GROUNDS APPROXIMATELY 1/3 OF AN ACRE, AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 4-bedroom detached family residence.
- 1,575 sqft
- Off road parking and garage
- 1950s
- EPC - D / 66
- 0.3 acres, private and mature gardens
- 1 bathroom, 3 reception rooms
- Gas-fired heating to radiators
- Chain free.
- Council Tax Band - F

The property enjoys a fine non-estate position located on the edge of the village, set back from the road with views over fields to the rear, and the Gog Magog hills to the front. The property is set within a large mature plot approximately 0.35 acres and lends itself to enlargement and modernisation.

The accommodation comprises a welcoming reception hall, three reception rooms plus a garden room. Two of the reception rooms boast open feature fireplaces. The kitchen is fitted with solid wood cabinetry and ample fitted work surfaces with inset single sink with double drainer. There is space for a gas cooker, washing machine and dishwasher. Off the rear hallway/boot room, is a cloakroom w.c. and a separate shower room.

Upstairs off the half galleried landing are four good sized bedrooms, a family bathroom and a separate w.c.

Outside the front garden is laid mainly to lawn with colourful flower and shrub borders. A block paved driveway provides parking for 3-4 cars and leads to the garage with up-and-over door, power and light connected. A lawned side garden has gated access that leads to the rear garden, which measures over 250 ft in length, laid mainly to lawn with flower and shrub borders, a vegetable and herb garden, specimen and fruit bearing trees, a small wildlife meadow, timber shed and all overlooking fields to the rear.

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

Services

Mains services connected : water, electricity, gas. Property has a septic tank for drainage.

Statutory Authorities

South Cambridgeshire District 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





Approx. gross internal floor area 147 sqm (1575 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	77
(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.

