



10 Beech Row, Hildersham, Cambridge, CB21 6BT
Guide Price £495,000 Freehold



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AN ESTABLISHED AND EXTENDED SEMI-DETACHED HOUSE, BEAUTIFULLY PRESENTED THROUGHOUT WITH OFF-ROAD PARKING, GARAGE AND A LARGE, MATURE REAR GARDEN.

- 1950s, extended, 3 bed semi-detached house
- 0.14 acres
- Large kitchen/ dining room plus utility room
- Off-road parking and garage
- EPC - D / 64
- 1300 sqft / 121 sqm
- 3 beds, 2.5 baths, 2 recepts
- Master bedroom with dressing room and ensuite
- Oil-fired heating to radiators
- Council tax band - C

The property occupies a fine position on the edge of this highly sought-after village and is set back from the road with ample parking and garaging. The current owners have transformed the property with a programme of expansion and full refurbishment, resulting in beautifully presented and extremely well-planned accommodation.

The accommodation comprises a welcoming reception hall with stairs to the first floor accommodation and wood-effect flooring. The bay-windowed sitting room boasts a feature fireplace with an inset cast iron woodburning stove. The kitchen / dining room enjoys views over the garden and is fitted with attractive cabinetry, ample fitted working surfaces with an inset one and a half sink unit with a mixer tap and drainer, four-ring electric hob, double oven and extractor plus space for an under-counter fridge and freezer and also a dishwasher. Just off is a handy utility room with space for a washing machine and tumble dryer and a door to the garage.

Upstairs, there are three good-sized double bedrooms and a luxury family bathroom. The master bedroom boasts a dressing room and a luxury ensuite shower room.

Outside, there is a recently re-laid, bonded driveway providing parking for several vehicles and leads to the garage with a manual roller door, power and light connected. Gated access leads to the rear garden, which is both private and mature, laid mainly to lawn with well-stocked flower and shrub borders and beds, a generous gravel patio and a wide and varied selection of specimen trees and fruit bearing trees, bushes and shrubs and all backs on to paddocks to the rear. There is a large, metal framed and clad workshop measuring 24' 9" x 13' 1" with hinged double doors.

Location

Hildersham is an unspoilt hamlet tucked away just off the A1307, between the villages of Abington and Linton, surrounded by glorious open countryside where there are riverside and hillside walks, the Roman Road being really close by. Cambridge is about 8 miles away, Saffron Walden about 6 miles, the M11 is within a few minutes drive and the village is also well located for access to Addenbrooke's Hospital.

Tenure

Freehold

Services

Main services connected include: water, electricity and mains drainage.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - C

Fixtures and Fittings

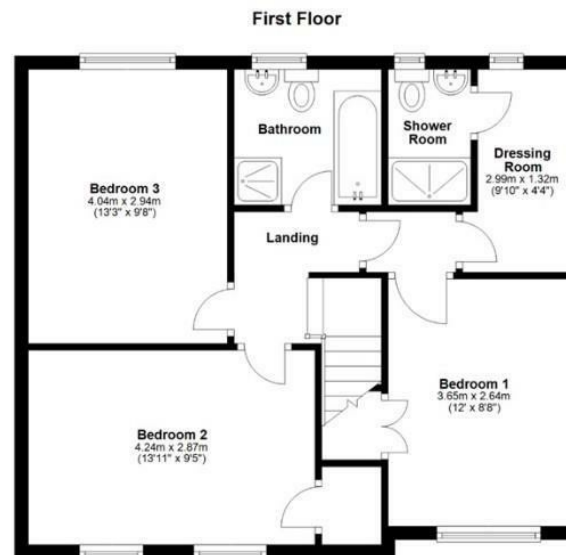
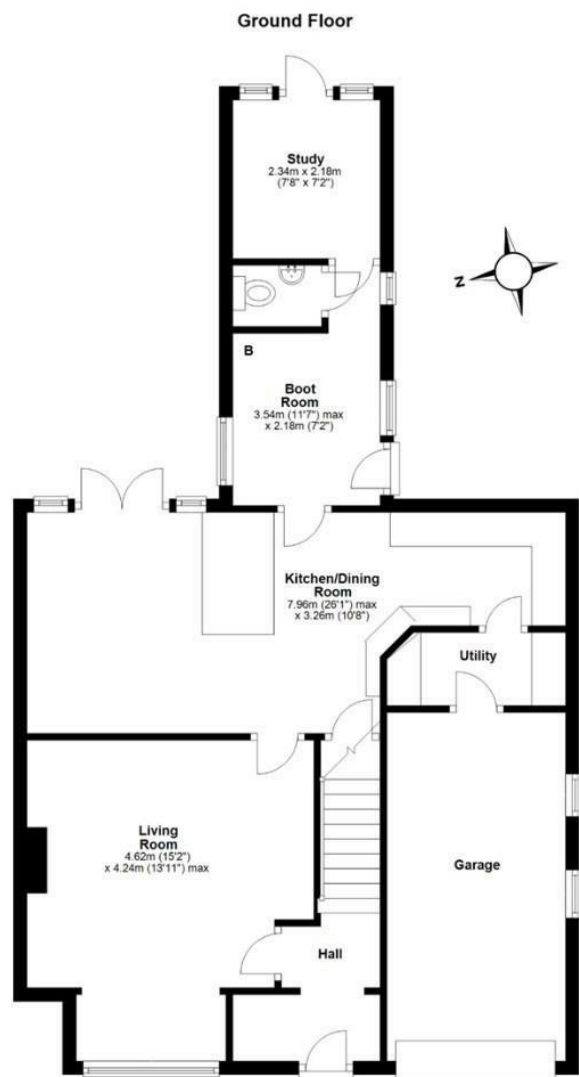
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Approx. gross internal floor area 121 sqm (1300 sqft) excluding Garage and Workshop

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	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.



