



265 Hinton Way, Great Shelford, Cambridge, CB22 5AN
Guide Price £925,000 Freehold



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A HANDSOME DETACHED FAMILY HOME, EXTENDED AND BEAUTIFULLY PRESENTED WITH SCOPE FOR FURTHER ENLARGEMENT, SUBJECT TO PLANNING CONSENTS, SET WITHIN A LARGE MATURE GARDEN AND LOCATED ON THE EDGE OF THE VILLAGE WITH VIEWS OVER FIELDS TO BOTH THE FRONT AND REAR.

- Detached house
- 4 beds, 1 bath, 4/5 receipts
- Gas fired central heating to radiators
- Versatile accommodation
- EPC - D / 67
- 2050 Sqft / 191 Sqm
- 0.22 acres
- Ample parking
- Scope for further expansion
- Council tax band - F

The property occupies a fine non-estate position set back from the road with views over fields to the front and rear including the Gog Magog Hills. The property is ideally located for the village, Addenbrookes medical campus and main line train station, which are all just a short cycle away. The current owners have transformed the house with a program of expansion and refurbishment yet a further expansion over the garage could easily be viable, subject to planning consents. The versatile ground floor accommodation comprises an entrance hall with oak flooring and stairs to first floor accommodation with cloakroom WC/utility room just off with space for the usual white goods and a wall mounted gas fired central heating boiler.

The kitchen is fitted with attractive cabinetry complemented by solid oak work surfaces with inset ceramic sink unit, mixer tap and drainer, a range style cooker, extractor over, space for an American style fridge/freezer and dishwasher. The kitchen area opens to a large dining/family room, again, with oak flooring and two patio doors to the rear leading to the orangery, a wonderful family space with panoramic views over the garden. The sitting room boasts a feature open fireplace with stone surround and hearth. The remainder of the ground floor consists of a large bedroom, currently utilised as another reception room which inter-connects to another room, currently being utilised as a gymnasium but this space would easily convert to a self-contained annexe should a purchaser require.

Upstairs, off the landing are three large double bedrooms (bedroom two was formerly two bedrooms) all with wash hand basins and a luxury family bathroom, plus a separate WC.

Outside, a block paved driveway provides parking for multiple vehicles and leads to a former garage store with double doors, covered side access leads to the rear garden which is laid mainly to shaped and manicured lawns and shaped paved and shingled patios with pergola over. To the rear of the garden, there are raised herb, fruit and vegetable beds, a raised deck incorporating a carp fish pond, summerhouse and all an ideal space for summer evening entertainment and sunsets beyond the fields.

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 services connected include: gas, electricity. water. Cesspit for 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

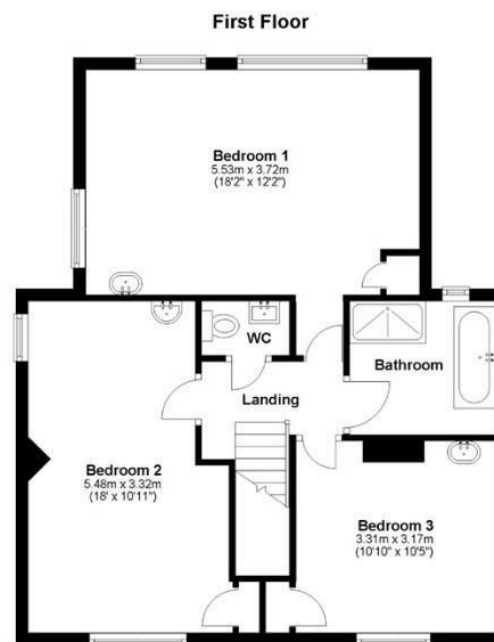
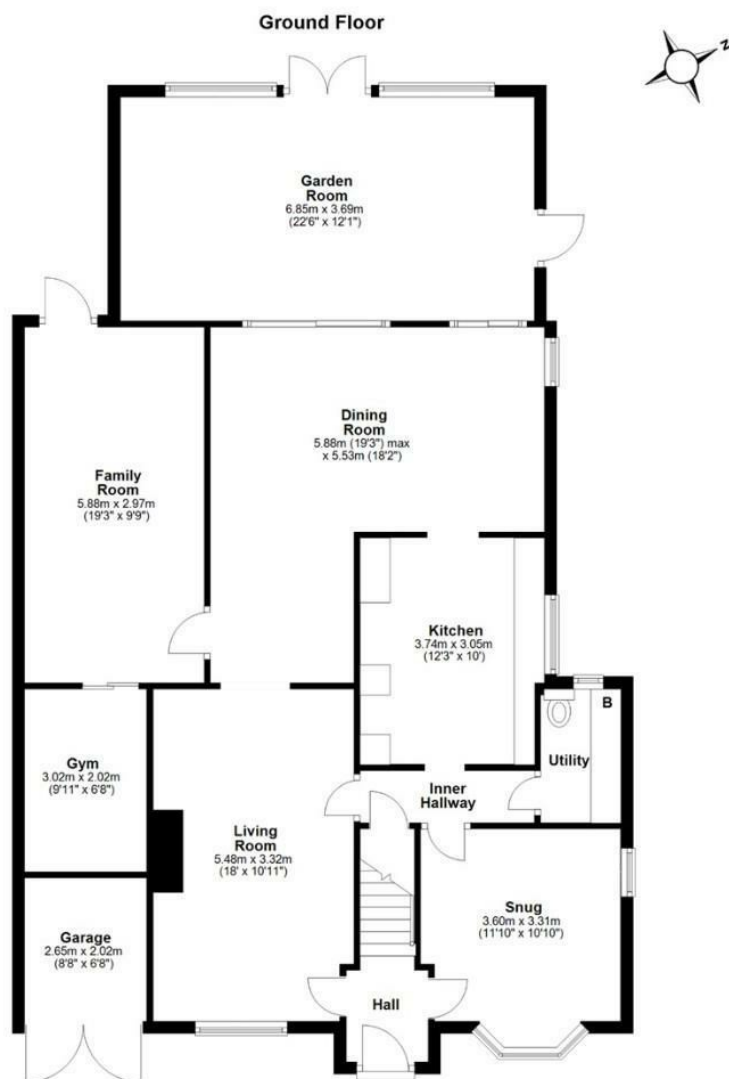
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

Agents Note

Cesspit which drains through the garden and emptied every 18 months at a current cost of £150







Approx. gross internal floor area 191 sqm (2050 sqft) excluding Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	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.



