



40 Hinton Way, Great Shelford, Cambridge, CB22 5BB

Guide Price: £1,500,000 Freehold

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***READY TO MOVE IN* A brand new detached high-end contemporary family home offering generous, well planned accommodation of around 2595 sq ft situated, on the well-regarded Hinton Way, within the sought-after village of Great Shelford, conveniently located for all the village has to offer and well placed for Great Shelford train station.**

- New-build detached house • 2595.7 sq ft / 241.42 sq mtrs (including home office) • 5 bedrooms •
- 4 bathrooms • 2 reception rooms • Air source heat pump and underfloor heating to ground floor •
- 3.6 kW solar PV panels to roof • Garden studio/home office • Carport plus ample driveway parking •
- EPC predicted 'B' • Council tax to be issued • 10 year ICW warranty •

This stunning detached home offers generous living accommodation, set over three floors and comprises spacious entrance hall with feature, full-height vaulting to the skylight in the roof, and bespoke oak stairs with glass balustrade leading to the first and second floors.

From the entrance hall you step down to the most impressive kitchen/dining/family room with two sets of fold doors opening to a large rear terrace and landscaped rear garden. The kitchen itself features luxury 'ByDesign' custom built units complimented with quartz work surfaces and integrated Miele appliances.

A generous separate living room is to the front of the property with a feature bay-fronted window, log burning stove and beautiful herringbone engineered oak flooring.

The first-floor accommodation comprises a principal bedroom, situated to the rear of the property with dressing room and a well-appointed en-suite shower room. There are two further bedrooms to this floor, along with a family bathroom.

The second floor accommodation offers two further spacious double bedrooms, each benefiting from large en-suites.

Outside, the property is set back from the road with a driveway providing ample parking and leading to a single carport. There is gated side access leading to the enclosed landscaped rear garden, laid mainly to lawn, with paved terrace, planted beds and a detached garden office/studio with covered seating area, ideal for an outside kitchen. The garden is enclosed by fencing and offers a good degree of privacy.

Location

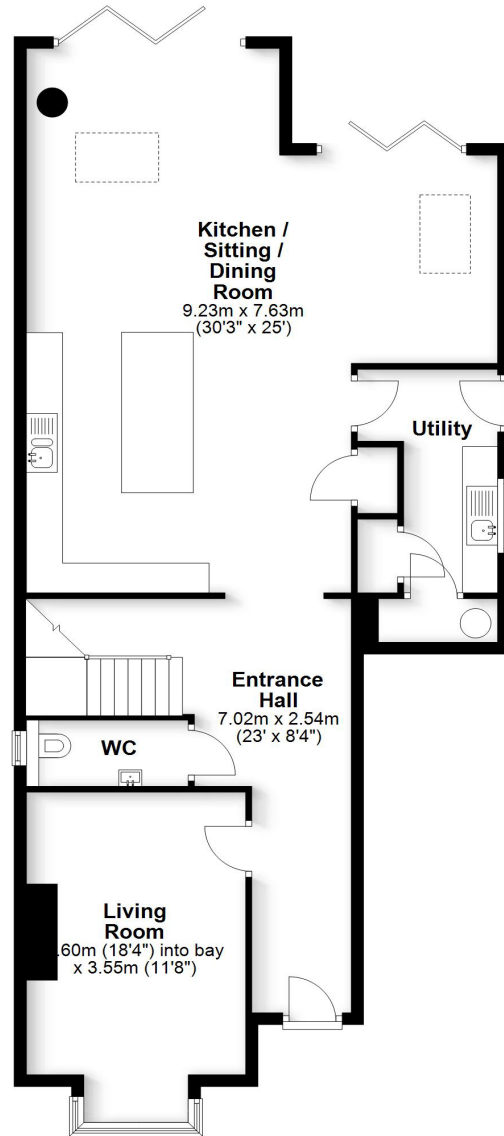
Great Shelford is a sought-after village just to the south east of the city, with an excellent range of facilities including primary school, health centre, recreation ground, library, church and a range of shops including supermarket, bakery, chemist and butcher.

The M11, Shelford Railway Station and Addenbrooke's / Biomedical Campus are easily accessible.



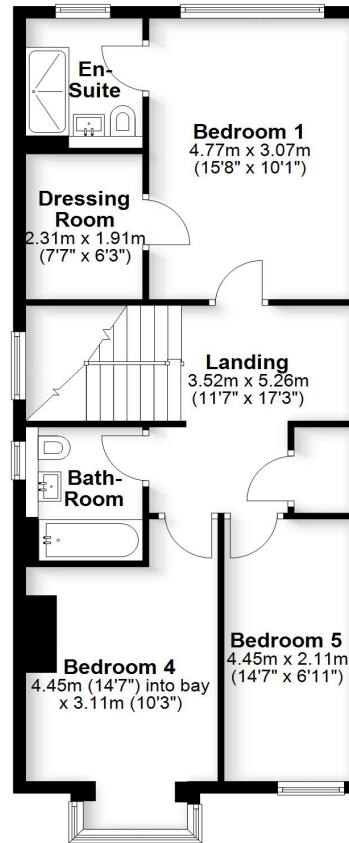
Ground Floor

Approx. 108.3 sq. metres (1165.4 sq. feet)



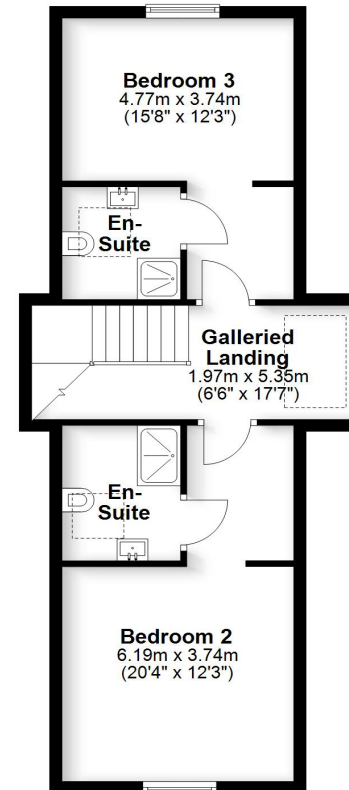
First Floor

Approx. 69.6 sq. metres (749.6 sq. feet)



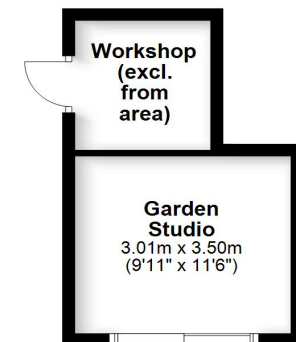
Second Floor

Approx. 52.7 sq. metres (567.1 sq. feet)



Outbuilding

Approx. 10.5 sq. metres (113.4 sq. feet)



Total area: approx. 241.1 sq. metres (2595.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Agents Note: Plans shown are of Plot 2. Plot 1 is handed the opposite way



SPECIFICATION

KITCHEN

- Contemporary German Nobilia kitchen
- Quartz work surfaces and matching up stands
- Novy Panorama induction hob
- LED Unit and centre island lights
- Silgranite soft white sink
- Integrated Miele appliances oven, combi microwave, warming drawer, fridge, freezer, dishwasher
- Under counter wine cooler
- Backflip USB and electric socket
- Pre-wired for streamed audio

UTILITY ROOM

- Contemporary German Nobilia kitchen
- Stainless steel Blanco sink
- Plumbing and space for washing machine and separate tumble drier

BATHROOMS AND EN-SUITES

- Contemporary white Duravit sanitaryware
- Hansgrohe chrome mixer taps
- Crosswater shower fittings
- Bath (main bathroom only)
- Duravit vanity units with wash basin over
- Soft close toilet seats
- Heated Ambience LED mirrors
- Heated chrome towel rails
- Heated floors
- Tiled floor and walls

FLOORING

- Tiled floor to entrance hall, cloakroom, kitchen/family room, snug room
- Engineered oak herringbone flooring to living room
- Tiled floors to bath and shower rooms
- Carpet to remaining rooms
- Exposed feature brickwork wall

ELECTRICAL

- Intruder alarm
- Data wiring system
- Television points to all reception rooms and bedrooms
- Data points to all reception rooms and bedrooms
- Pre-wired for streamed audio
- LED down lighters throughout
- External lights to front, side and rear
- External waterproof double power socket
- Wired smoke alarms
- Electric car charging point
- 3.6 kW solar PV panels to roof

HEATING AND WATER SYSTEM

- High efficiency air source heat pump
- Underfloor heating to ground floor with independent zoned thermostat's
- Radiators to first floor
- High capacity cylinders with electric immersion heater
- Outside tap

CONSTRUCTION AND EXTERNAL FINISHES

- High quality facing brickwork
- Slate tiled roof
- Fascia, guttering and downpipes
- High specification aluminium double-glazed windows and doors
- Aluminium bi-fold doors to living room
- Brick carport with
- Sedum Roof to garden room outbuilding and single storey

INTERNAL FINISHES

- Contemporary internal doors
- Venti Lever satin nickel Ironmongery
- Bespoke oak/glass staircase
- Metal dividing doors to Living room
- Exposed feature brickwork wall
- Log burning stove

LANDSCAPING

- Garden office, incorporating canopy/dining area and bike store
- Permeable block paving driveway
- Extensive porcelain paths and terraces
- Landscaped front garden
- Mature trees and shrubs
- Fencing to all boundaries.

WARRANTY

10 year ICW Guarantee warranty

TENURE

Freehold.

SERVICES

Mains water, electric and drainage are connected.

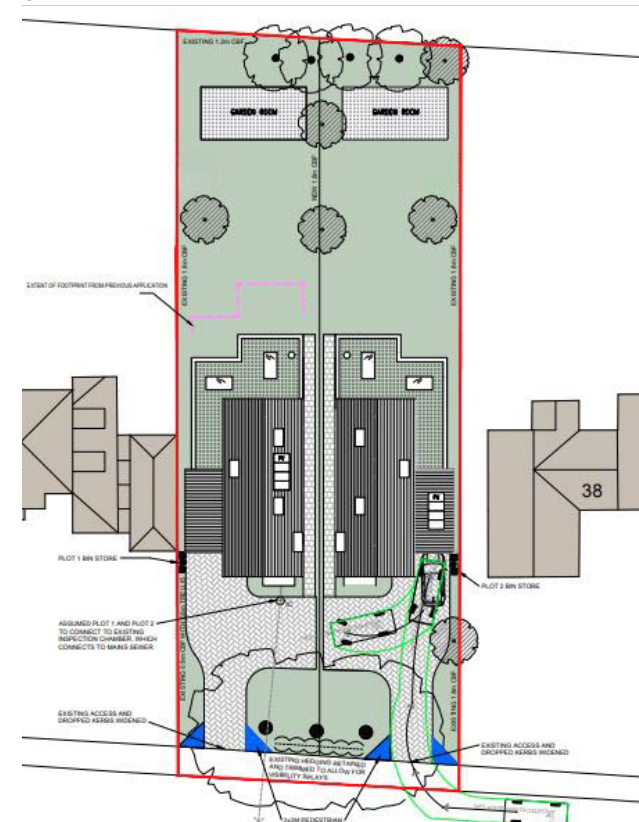
LOCAL AUTHORITY

South Cambridgeshire District Council.

FIXTURES AND FITTINGS

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

SITE PLAN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC

