



EH

**EXQUISITE
HOME**

GEORGIAN ELEGANCE

Set within the pretty countryside village of Hilton, with excellent road links to Huntingdon and Cambridge, is this extraordinary Grade II listed manor house dating from the mid-eighteenth century. The property enjoys four large reception rooms, six large bedrooms and four bathrooms in the main house, together with a two-bedroom, one-bathroom flat over the large detached garage and workshop. With a plot measuring approximately 2.5 acres, this is a truly once-in-a-lifetime find that's brimming with elegance and enchantment.







An Elegant Entrance...

Often you'll hear of houses that embody that "countryside dream," and sometimes you'll even find homes that are said to have a "magical quality" about them, but rarely do houses come to market with the kind of opportunity, versatility, elegance, history and, frankly, the wonder that this home offers in abundance. Built in the mid-18th century, the main house is full of history and charm and is absolutely awash with period detail. Entry through the double-doors is into a traditional hall, with an elegant staircase that rises to the first and second floors. To the right is the snug where the current owners enjoy the wonderful natural light that flows in to the room through south-facing windows and the wood burning stove on winter evenings. This room opens into a somewhat unexpected "wow" feature: an elegant drawing room that runs along the entire eastern wing of the main house. During the War, the facilities of Hilton House were put to good use. Classes for evacuees were held in the Great Hall and accommodation was provided for teachers. Saturday nights in the Great Hall saw dance sessions for the village. Now, thanks to the love and dutiful care of the current owners, it is an elegant and charming room that lends itself perfectly to large social gatherings or even just the ideal place to gather with family and friends for a lazy Sunday afternoon. It's no stretch of the imagination to picture gathering here on Christmas morning with the family, a fire roaring in the wood burner, and carols being sung around the grand piano.

Back through the main hall we reach the third sitting room, another truly beautiful room with windows to the front and French doors that open into the rear garden. This room leads through to the western wing of the house, where a central hall opens through into the kitchen and utility section and, to the front, a formal dining room that matches the rest of the house in scale and grandeur. 'We've had upwards of 20 people around the table in the dining room before,' note the current owners, who fondly recall the many parties they've hosted during their time here. The kitchen "wing" is sectioned into multiple useful spaces, and includes a landing area with stairs down to the cellar via a tunnel with an interesting history. The main kitchen is to the end of this wing, where the owners wanted to enjoy views out into the garden whilst using this space. However, in the centre of this "wing" is another large kitchen space, which is in practice more of a utility room, yet provides ample extra cooking and preparation space when hosting large dinner parties. Finally, there is a boot room to the rear of the snug, with a ground floor WC.







“The kitchen “wing” is sectioned into multiple useful spaces, and includes a landing area with stairs down to the cellar and tunnel...”





There are four large bedrooms on the first floor, the principal bedroom enjoys a large en-suite bathroom and private dressing room. Two bedrooms share a Jack-and-Jill style en-suite bathroom and the fourth large bedroom has use of the family bathroom. When speaking to the current owners about the property, the one phrase they continued to express when talking about the house was that it had this sense of "magic" about it, and when you explore the hidden secret in the fourth bedroom, you quickly understand why. 'I just love showing guests to this bedroom and opening this rather bland cupboard door; they're always surprised to find a few steps that lead up to this absolutely huge and playful space!' The music room is situated above the drawing room below and is perhaps one of the most versatile rooms in the home. Utilised by the current owners as both a play room and music room at different times, it would make an excellent library and office, home gym, studio, or even a large home cinema! The opportunity presented by this space is only limited by the imagination.

Finally, the principal staircase rises to a second floor, with two large rooms: one currently utilised as a bedroom with an en-suite bathroom, the other utilised as an artists studio, which could easily be reinstated as a bedroom or alternatively this could be used as a further sitting room, creating the opportunity to use this second floor as a small annexe, ideal for guest accommodation or for teenagers who would benefit from their own space.





Outside, the house sits within grounds of approximately 2.5 acres, and though the house is truly magnificent, the current owners admit that... the gardens were equally responsible for them buying the property. 'The garden is a really magical place, especially for children. It's such fun.' The current owners have also enjoyed a large patio area in the garden, parts of which are sheltered from the sun and make the perfect spot to sit and enjoy a book or a glass of wine on a warm summer's day. 'What I truly love is that the house is within the village so you get that sense of community, but when you're in the garden you aren't aware that you're in a village: it's like you're in a secret garden, a totally different world.' The owners add that there are a number of interesting and mature trees in the fully-enclosed garden, including mature Yews and redwoods. 'There's a main lawn that goes right down the length of the garden, but to the sides there are all these little "mini gardens", and that's where you'll find things such as the Chinese bridge, the fountain, and other little wonders.'

Also located within the grounds is a detached garage which was built by the current owners around 2008. A large workshop adjoins the three-car garage and there is an external staircase that leads to the first floor flat. With two bedrooms, a shower room and a large living area complete with a modern kitchenette, the flat is fully self-contained and is an ideal space to host friends and family, to utilise for multi-generational living, or even to work from home in.

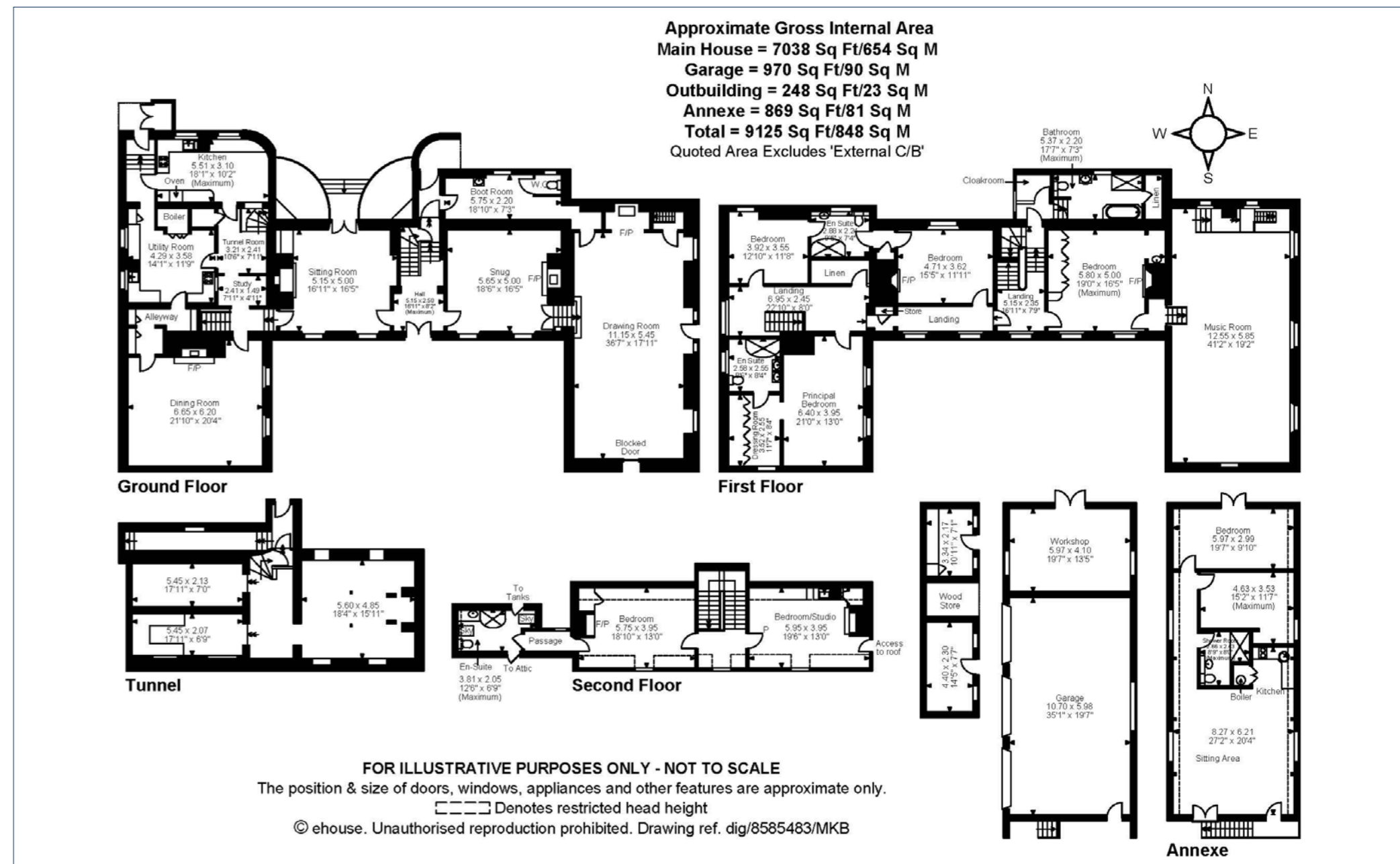
LOCATION

The village of Hilton sits around a mile south of the A14 and enjoys great road links with Huntingdon, St Ives, and Cambridge, with the centre of Cambridge being only around a thirty to thirty-five minute drive from the property. 'It was wonderful raising the children here,' say the current owners, 'it's one of those great communities where lots of people know each other and everyone is so friendly.' They also added that the community puts on a family festival each summer on the village green, with plenty of events for all ages. The property is ideally placed for those who wish to have a community around them yet still be able to walk from their property and quickly find themselves amongst the open countryside for that afternoon amble. The village's close proximity to Huntingdon, St Ives and Fenstanton makes for easy access to all of your daily amenities and shopping needs. Huntingdon is home to a local hospital and a range of independent and national shops and restaurants, as well as a traditional market square and a modern shopping centre. Meanwhile, St Ives is a picturesque medieval market town which runs along the banks of the river Great Ouse, and is a great spot for the sports enthusiast, with an outstanding selection of sports clubs and leisure centres, including a sailing club. Fenstanton borders the RSPB reserve at Fen Drayton Lakes, and water enthusiasts will also enjoy the close proximity of Grafham water (less than a twenty-minute drive from the property), with a range of water sports and activities on offer. As mentioned earlier, the village of Hilton is commutable to nearby Cambridge, where a mainline rail station offers direct services to both London and the Midlands, as well as to Stansted Airport, with travel times to both King's Cross Station and Liverpool Street taking around an hour and 20 minutes, and a journey time to Stansted of around 35 minutes. Trains to London can also be caught at Huntingdon and St Neots stations.

The village is well-served for educational access. The catchment primary school is located in the nearby village of Fenstanton and enjoys a "Good" rating from Ofsted; while the catchment secondary school enjoys the highly-coveted "Outstanding" rating and is around a thirteen minute drive from the property. The current owners note that many of the secondary students in the village attend the highly sought-after Hills Road Sixth Form College. Additionally, there is a range of independent schooling in the local area, with the popular Kimbolton independent school around a twenty minute drive from the property. There are also a number of prominent independent schools in nearby Cambridge, including the popular Perse Foundation schools, which regularly rank within the top ten independent schools in the country.



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At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities, In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.

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