



HARVEY ROBINSON

£400,000
Westbrook
Hilton, PE28 9NW

- Spacious Family Home
- Three Bedrooms
- Extended Ground Floor Accommodation
- Utility Room and Cloakroom

- Single Garage and Parking
- Generous Wrap Around Gardens
- Conservatory
- Sought After Location

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PROPERTY SUMMARY

Harvey Robinson Estate Agents St Ives are delighted to present for sale this three bedroom semi-detached family home. Located in the highly sought after village of Hilton, this rarely available property has been thoughtfully extended by the current owners, to provide a spacious living space for young families or those that prefer the quieter side of life. The ground floor accommodation in brief comprises an entrance hall, 21ft lounge, dining room, conservatory, kitchen, utility room, and downstairs cloakroom. Upstairs, the property offers three well sized bedrooms, with integrated storage in bedrooms one and two, and a refitted family shower room. With the property sitting on a larger than average plot, potential buyers can enjoy both a spacious wrap-around front and side garden leading to a block-paved driveway and garage, and a private enclosed garden to the rear with side access to the single garage. Interest on this rarely-available property is expected to be high, so to avoid missing out contact the St Ives office to arrange a viewing.



LOCATION AND AMENITIES

Hilton is a highly sought after, picturesque village situated between St Ives and Cambridge. A short walk away from the property is the village green and cricket pitch spanning almost 27 acres which hosts annual village events such as bonfire night and Feast Week. Also found on the green is the turf maze which is one of only 8 remaining in the country, originally cut by William Sparrow in 1660 and enjoyed by the residents of the village since. There is a popular pub and newsagents within walking distance of the property. The village is popular with commuters with Huntingdon train station being accessible within a ten-minute drive providing easy access into central London within an hour. Cambridge city centre is also easily accessible via car on the A14 or via the busway park & ride terminal in St Ives. The market town of St Ives is approximately 5 miles away with plenty of shops, along with some great independent stores and cafes. The pubs are also highly rated by residents, and you'll find plenty of great restaurants in the area. The village is serviced by schools in nearby villages of Fenstanton or Elsworth whilst a secondary school can be found in Swavesey. There are also independent schools in Kimbolton, Oundle and Cambridge.





FAQ'S

Tenure: Freehold

Property Constructed: 1968

Post Code for SatNav: PE28 9NW

What3Words Location: ///zeal.blissful.fumes

Council Tax Band: D

EPC Rating: D

School Catchment Areas: Fenstanton Primary and Swavesey Village College

Seller's Onward Movements: No Forward Chain

Current Owners Lived in Property: Since 1974

Boiler Replaced: 2018, with service history

Rear Garden Boundaries: Right and wall to left

Rear Garden Aspect: North West

Water Meter: Yes

UPVC Windows Replaced: Last 5-6 Years

Loft: Ladder, no light



GENERAL

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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Rated Exceptional in Best Estate Agent Guide 2024

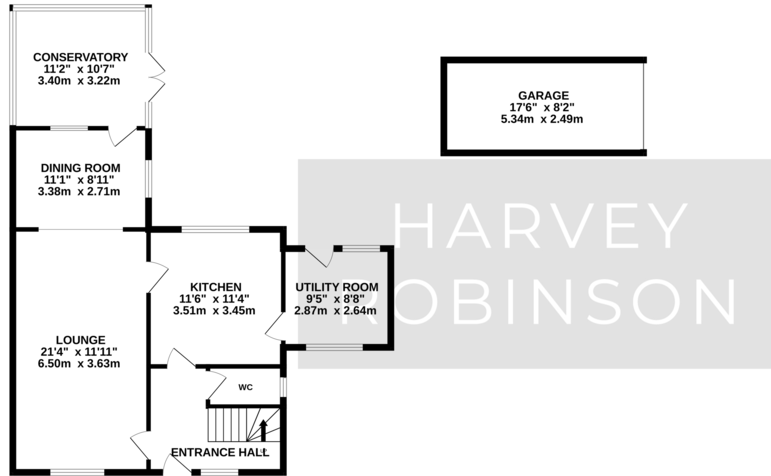
British Property Awards 2024 – Gold Winner

4.9 Star Google Review Rating

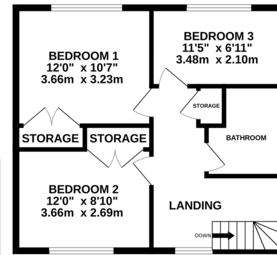




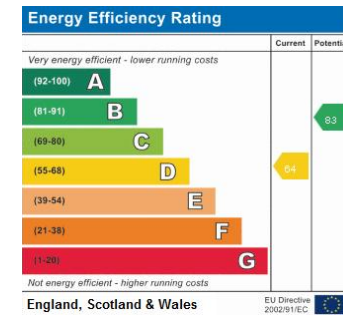
GROUND FLOOR
962 sq.ft. (89.4 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 1468 sq.ft. (136.4 sq.m.) approx.
Made with Metropix 62024



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

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