

A photograph of a two-story brick house with a dark tiled roof. The house features a blue front door and a blue double garage door. There are several windows, including a dormer window on the roof and a bay window on the ground floor. A silver car is parked in the cobblestone driveway in front of the garage. The house is surrounded by other similar houses in a row.

HARVEY ROBINSON

Offers In Excess Of
£575,000

4 The Paddocks
Hilton, PE28 9QT

- Detached Family Home
- Four Double Bedrooms
- Two Reception Rooms
- Sought After Village Location

- En-Suite to Master
- Open Plan Kitchen Breakfast Room
- Spacious Conservatory
- Private Rear Garden Overlooking Fields

4 
2 
2 



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present For Sale this immaculately presented family home located in the popular village of Hilton. Located on the exclusive development of The Paddocks, this property boasts four double bedrooms, as well as two reception rooms, making it the perfect place to grow a family or for a professional couple. In brief, the property comprises a spacious entrance hall, providing a convenient cloakroom. This leads into the spacious lounge, which is flooded with natural light. Oak doors lead to the dining room, which provides the perfect space for hosting friends and family. There is a further conservatory, providing panoramic views of the rear garden and further fields to the rear. Completing the ground floor is a large open plan kitchen breakfast room, which has been fitted with cream shaker-style cabinets, wooden worktops and blue metro tiles, timeless in its design. There is a utility room, which is the perfect place to do daily chores. Upstairs, there are four double bedrooms which are all spacious in size. The master bedroom boasts a separate wardrobe section, as well as a three-piece suite en-suite. There is a family bathroom, providing a large walk-in shower, and an airing cupboard, ideal for storage. The second bedroom overlooks the fields to the rear of the property, which is currently owned by equestrians and is the home to horses, providing a beautiful outlook. The rear garden is private, and spacious in size. A double garage can also be found, alongside a spacious driveway. Interest in this truly stunning home is expected to be high, so to avoid disappointment contact the St Ives office today 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

Post Code for SatNav: PE28 9QT

What3Words Location: ///busy.confusion.arrived

Property Built: 1997

How Long Have the Sellers Owned For: Since New

Seller's Onward Movements: Downsizing

EPC Rating: D

Council Tax Band: F

Heating Type: Gas Central Heating

Utilities: Mains Electric, Mains Water, Mains Sewage

Broadband: Fibre to Cabinet

Primary School Catchment: Fenstanton Primary and Hilton Primary

Secondary School Catchment: Swavesey Village College

Conservation Area: No

Rear Garden Aspect: West

Rear Garden Boundary: Rear and Right

Water Meter: Yes

Loft: Part-boarded with ladder

Boiler Installed: 2020, serviced this year

UPVC Windows: 2009

Conservatory Installed: 1998

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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For independent whole of market mortgage advice please call the team to book your appointment.

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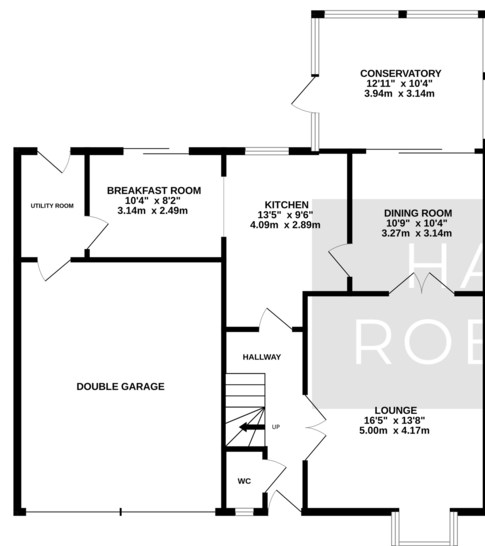
British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating

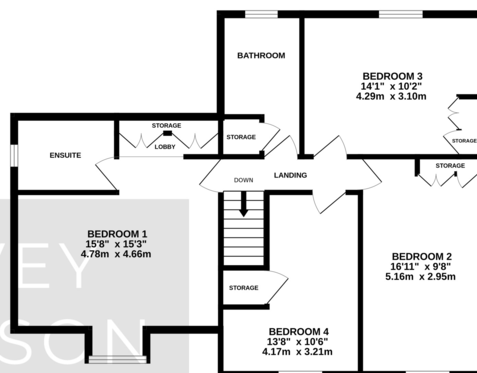




GROUND FLOOR
1105 sq.ft. (102.7 sq.m.) approx.



1ST FLOOR
797 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA: 1902 sq.ft. (176.7 sq.m.) approx.
Made with Metropix 62025

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		

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

OFFICE ADDRESS

9 White Hart Court, St Ives,
Cambridgeshire, PE27 5EA

CONTACT

01480 454040
stives@harveyrobinson.co.uk
www.harveyrobinson.co.uk