



Hinton Way, Great Shelford, Cambridge  
CB22 5AH

**Pocock+Shaw**



65 Hinton Way  
Great Shelford  
Cambridge  
Cambridgeshire  
CB22 5AH

A unique opportunity to purchase an attractive interwar detached family home featuring the benefit of an architect-designed extension allowing for an annex or multi generational living, all within generous and attractive gardens.

- Sought after village location
- Unique detached family home
- 3/4 bedrooms
- Can be configured to incorporate annex
- Established and well stocked gardens
- Ample parking and garage
- Walking distance of the train station
- Offered with no onward chain

Guide Price £925,000





Great Shelford is a highly sought after village located approx. 5 miles south of Cambridge, offering a wide variety of amenities and transport links. The village features a selection of shops including a convenience stores, delicatessen, butcher, bank and a good range of pubs and restaurants. There are local open green spaces and recreation grounds on the doorstep and easy access to the historic city of Cambridge, with it's world renowned University and schooling for all age groups. The railway station is a short walk away and provides regular services to London Liverpool street and Cambridge city centre.

**Hall** Double glazed door to the side, open tread staircase to the first floor, radiator

**Sitting Room** 16'1" x 11'5" (4.89 m x 3.48 m) Double glazed bay to the front, two radiators, raised fireplace, alcove shelving, picture rail

**Dining Room** 11'5" x 10'11" (3.47 m x 3.34 m) Double glazed windows to two aspects, picture rail, radiator

**Kitchen** 16'3" x 9'11" (4.96 m x 3.02 m) Extensive range of wall and base units, working surfaces with inset gas hob, and sink with mixer tap, cooker hood, double over, fitted fridge freezer, space for a range of appliances, tiled splashbacks, two double glazed windows to the side, contemporary radiator, fitted dresser with glazed display cupboard over

**Inner Hall** Range of double glazed windows with integral door to the side courtyard, oak flooring, cupboard containing Vaillant central heating boiler, radiator

**Bathroom** White suite comprising; WC, bidet, vanity wash basin with mixer tap and cupboard under, panel bath with mixer tap and fitted screen, tiled shower area with wall mounted controls, tiled floor and extensive tiling to the walls, heated towel rail, double glazed window to the front and inset spotlights

**Ground Floor Bedroom** 12'10" x 9'5" (3.90 m x 2.86 m) Vaulted ceiling, range of fitted wardrobes with hanging rail and shelving, double glazed French doors

giving direct access the garden, oak flooring and radiator, uplighters

**Living Room** 20'2" x 14'8" (6.15 m x 4.46 m) A wonderful double height space with vaulted ceiling and range of double glazed doors and windows to the garden, there are further range of double doors and windows leading to the central courtyard, oak flooring with underfloor heating

**Landing** Double glazed door to the side with steps leading to garden level, radiator, fitted shelving, over stairs storage cupboard, loft access

**Bedroom 2** 15'0" x 11'5" (4.58 m x 3.48 m) Double glazed window to the front, ranger of fitted wardrobes to one wall, further double cupboard, former fireplace, shelving and picture rail

**Bedroom 3** 11'5" x 10'2" (3.47 m x 3.10 m) Double glazed windows to two aspects, radiator and picture rail

**Bedroom 4** 8'2" x 9'11" (2.50 m x 3.02 m) Airing cupboard with hot water cylinder, double glazed window to the side, radiator

**Bathroom** Three piece suite comprising, WC, panel bath with mixer and shower screen, wash basin, fully tiled, double glazed window to the side and radiator

**Outside** To the front of the property there is parking for several vehicles on a gravel driveway which is screened by established hedging and mature trees. The up and over garage door gives access to an open sided garage (16'6"x10'6") with separate workshop behind, featuring a double glazed door and window. The inset brick pathway leads to the house and side gateway and on to a low maintenance south facing gravelled garden with attractive paved courtyard, ideal for alfresco dining. Side access leads to the rear garden which measures 72ft x 42ft and commences with a wide decked seating area and on to a private mature garden with an array of mature trees and shrubs. Throughout the garden are a selection of secluded seating areas and several timber sheds.





**Tenure** The property is Freehold

**Council Tax** Band F

**Viewing** By Arrangement with Pocock + Shaw







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

# Pocock + Shaw