



Hinton Way, Great Shelford, Cambridge
CB22 5AH

Pocock+Shaw

65 Hinton Way
Great Shelford
Cambridge
Cambridgeshire
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A rare opportunity to acquire a detached interwar residence that balances timeless character with boundless potential and featuring the benefit of an architect-designed extension allowing for an annex or multi generational living, enveloped by a mature, beautifully planted generous gardens.

- Coveted Great Shelford location
- Unique interwar detached home with original character
- Architect-designed extension with annex/multi-generational potential
- 4 bedrooms with flexible living spaces
- Expansive, well-stocked private gardens
- Ample parking and garage
- Walking distance of the train station
- Offered to market with no onward chain

Offers Over £850,000



Architecturally enhanced yet brimming with potential, this distinctive interwar detached family home is located in one of Cambridgeshire's most coveted villages and offers the increasingly rare combination of authentic period charm, generous gardens, and a modern architect-designed extension that unlocks exceptional flexibility for family life. For those with vision, this is more than a home, it's a canvas. With space to grow and a location that continues to stand the test of time, this is an extraordinary opportunity to create a truly bespoke family sanctuary.

Set on a spacious plot and positioned just five miles south of Cambridge, this property presents a compelling opportunity to re-imagine a substantial family residence whether as an expansive four-bedroom home, or with the inclusion of a self-contained annex ideal for multi-generational living, independent teens, guests, or even home business use.

Beyond its flexible footprint lies a home of real heart and heritage set amid well-established gardens. The original structure speaks to the craftsmanship of the interwar period, while the extension adds a thoughtful layer of contemporary versatility.

Great Shelford itself continues to be one of the most desirable places to live near Cambridge, offering an enviable lifestyle with a wealth of local amenities. From artisan delis, a butcher and independent shops to traditional pubs, restaurants and green open spaces, this is village life with an urban edge. Excellent transport links, including a mainline station just a short walk away, offer regular connections to London Liverpool Street and central Cambridge, making it ideal for commuters and families alike.

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 oven, 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, range 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 (16'6x10'6) 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



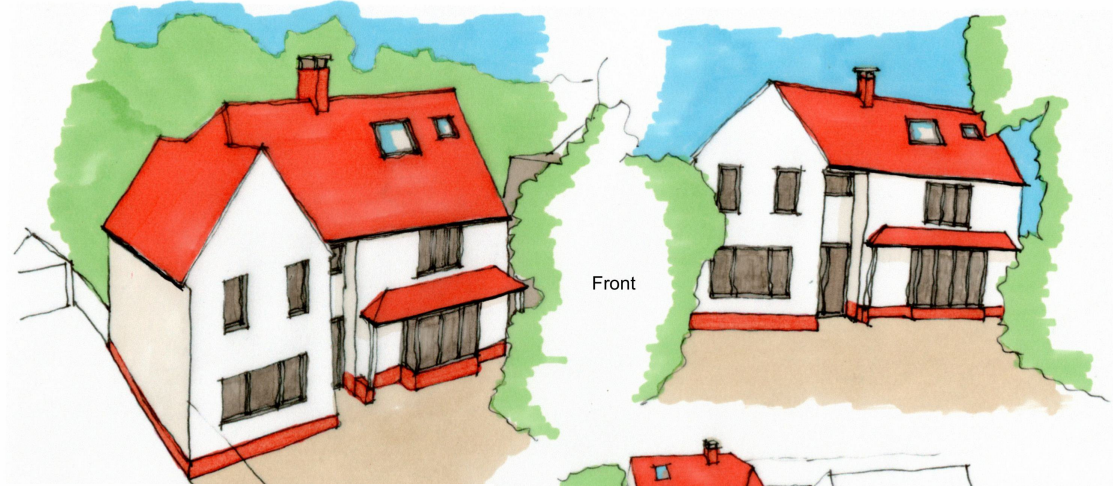


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

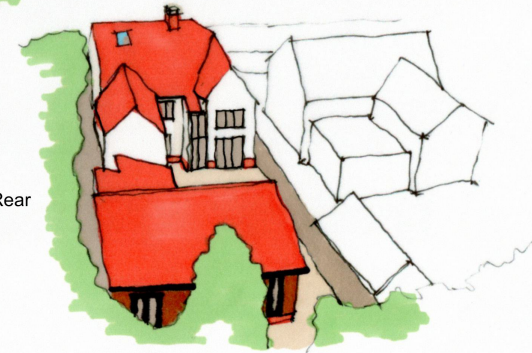
Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any 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

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Concept Plans:

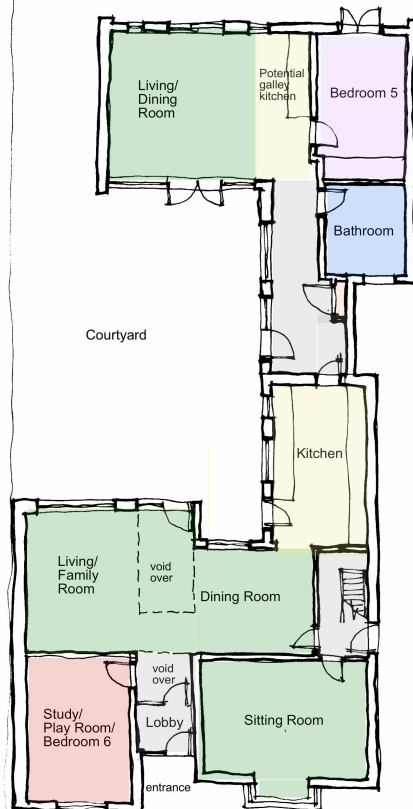


Front

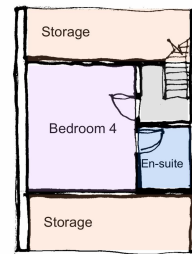


Rear

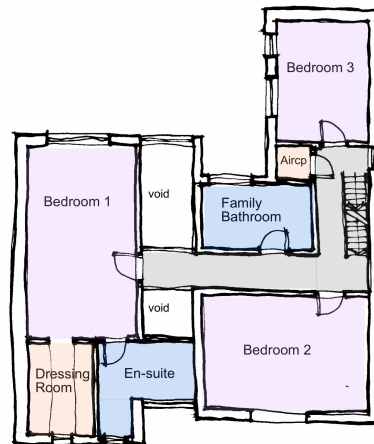
Concept Plans 2
Ground Floor



Concept Plans 2
First and Second Floors



Second Floor
Loft Conversion



First Floor
Extension

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