



7 Duxford Road, Hinxton
CB10 1RB



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

7 Duxford Road

Hinxton | Saffron Walden | CB10 1RB

Guide Price £500,000

- Situated in Hinxton with excellent commute options to Cambridge and London
- Driveway, attached single garage, large, private rear garden with countryside views
- Expansive living/dining room, two double bedrooms, rear conservatory
- Fantastic opportunity for sympathetic internal updating and garden landscaping

The Property

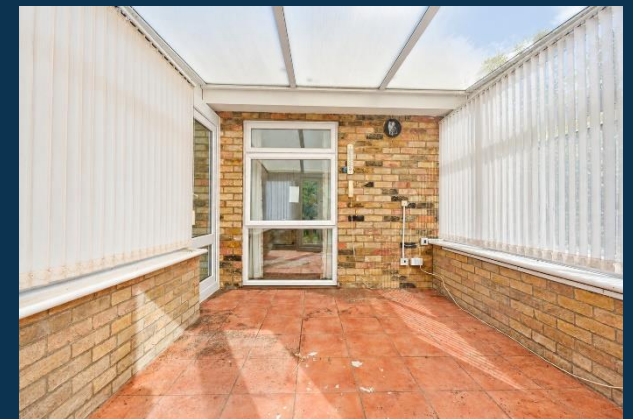
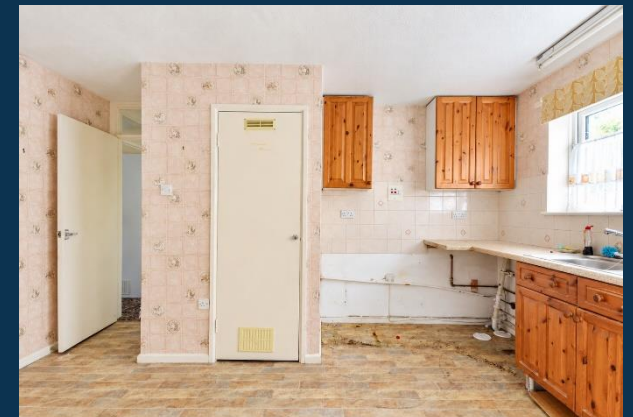
A rare and exciting opportunity to acquire a well-proportioned bungalow situated in the desirable village of Hinxton, boasting fantastic commuting links to Cambridge and London via nearby Whittlesford Parkway. The property offers light-filled ground floor accommodation, a substantial garage, and an expansive private garden plot overlooking countryside views, all presenting exceptional potential for sympathetic modern refreshment and landscaping to create a tailored dream home.

The Setting

An opportunity to acquire a home positioned in the heart of the highly regarded South Cambridgeshire village of Hinxton. 7 Duxford Road seamlessly combines village charm with outstanding modern connectivity, sitting just moments from scenic walks along the River Cam and the historic Red Lion public house. Perfect for the working professional or commuting family, the property benefits from being on the doorstep of the world-leading Wellcome Genome Campus, while Whittlesford Parkway mainline station is just two miles away, delivering direct rail links to London and Cambridge. Road communication is equally convenient, with the M11 reached in under five minutes for rapid access to Stansted Airport and the broader motorway network.

The Accommodation

The ground floor accommodation opens into a welcoming entrance hallway that seamlessly connects the living spaces and offers a practical, versatile layout. At the front of the home, sits a light and expansive living/dining room, centered around a feature fireplace offering dual-aspect views that fill the space with natural light. Adjacent, the kitchen provides a generous footprint complete with built-in storage pantries and direct access out to a covered side passage leading to the large attached single garage. Continuing down the hallway, there are two comfortable double bedrooms, the principal bedroom benefiting from built-in wardrobe storage, served by a central bathroom. Completing the ground floor is a bright, rear-facing conservatory accessed off the secondary hallway, which enjoys double doors leading out onto the garden. While the interior is neatly maintained and fundamentally sound, it presents a gentle, highly exciting





opportunity for sympathetic modern refreshment and refurbishment, allowing a prospective purchaser to tailor the decorative finishes and modernise the kitchen and bathroom spaces to their own bespoke taste.

Outside

Approaching the property, a private driveway provides generous off-street parking alongside a lawned front garden screened by mature conifer hedging, offering a sense of privacy and open views across adjoining countryside to the side. A paved pathway guides you past the attached single garage to the main entrance, with side access to the rear. To the back, the property boasts a substantial garden plot, bounded by timber fencing and established greenery, featuring a paved patio area immediately adjacent to the conservatory and garage access door. While the grounds currently require some thoughtful landscaping, this expansive outdoor space represents an exceptional blank canvas with boundless potential to cultivate a stunning, sun-filled sanctuary tailored to your individual lifestyle.



Services

Mains electricity, water and drainage are connected. Gas central heating. Ultrafast broadband is available and mobile signal is likely.

Tenure –Freehold

Property Type – Detached

Property Construction – Brick and Tile

Local Authority – South Cambridgeshire

Council Tax– E

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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**Approximate Gross Internal Area 1253 sq ft - 116 sq m
(Including Garage)**



Ground Floor

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