



OAK TREE FARM

Hilton, Huntingdon, PE28



ENVIABLE VILLAGE GREEN PERIOD HOME WITH LEISURE FACILITIES

Oak Tree Farm is a distinctive Grade II listed period home combining character with modern comfort, generous living space, a heated swimming pool, tennis court and annexe potential.

			EPC
5	5	3	D

Local Authority: Huntingdonshire District Council

Council Tax band: G

Tenure: Freehold



THE GROUND FLOOR

Oak Tree Farm is a charming Grade II-listed home in a picturesque village north-west of the city, rich in character and period detail, with exposed beams, timber detailing, and a feature fireplace, creating a warm and inviting atmosphere. The ground floor has been thoughtfully modernised while carefully preserving its historic appearance. It offers three welcoming, characterful reception rooms, ideal for relaxed family living and larger-scale entertaining.

At the heart of the home lies a beautifully crafted, bespoke kitchen/breakfast room, designed as a practical yet sociable space, complemented by a well-appointed pantry and utility room. A stylishly refitted shower room, incorporating a historic door, further enhances the property's unique charm and thoughtful blend of old and new.







THE FIRST FLOOR

The first floor provides well-balanced, versatile family accommodation, with four bedrooms that offer both comfort and privacy. The private principal suite forms a peaceful retreat, thoughtfully designed with a dedicated dressing room and an adjoining study, ideal for quiet working or reading. A well-proportioned guest bedroom benefits from its own en suite facilities, making it perfectly suited for visiting family or friends.

The remaining bedrooms are generously sized and arranged to make excellent use of the space, reflecting the considered layout typical of a home of this calibre. Throughout the first floor, original character features sit comfortably alongside modern comforts, creating elegant and inviting living spaces. This harmonious blend of period charm and contemporary practicality continues upstairs, further enhancing Oak Tree Farm's appeal as a versatile and desirable country home.





THE GROUNDS

Beyond a five-bar gate within the inner courtyard, the detached annexe provides flexible guest or independent accommodation, including a bedroom with en suite shower room and a versatile living space. The standout pool house comprises a quadruple garage, a generous open-plan games or entertaining room with a climate-controlled wine store, and an air-conditioned poolside area opening directly on to the heated swimming pool, complete with a wet room and changing facilities. A first-floor studio adds further recreational space.

Outside, the air-source-heated pool is the centrepiece of an impressive entertaining area, with a covered pergola, outdoor dining space, and jacuzzi. A floodlit, enclosed tennis court completes the lifestyle on offer, set within beautifully landscaped, private gardens extending to approximately 0.7 acres, with sweeping lawns and mature planting.





St Mary Magdalene's

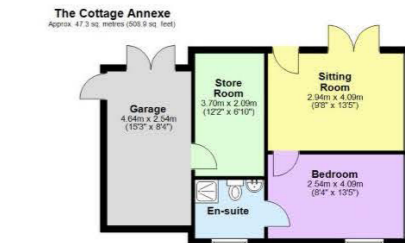
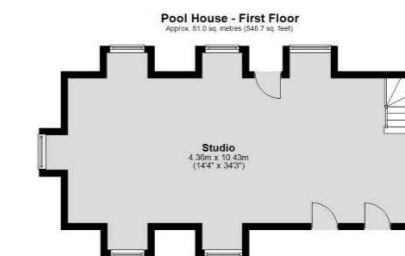
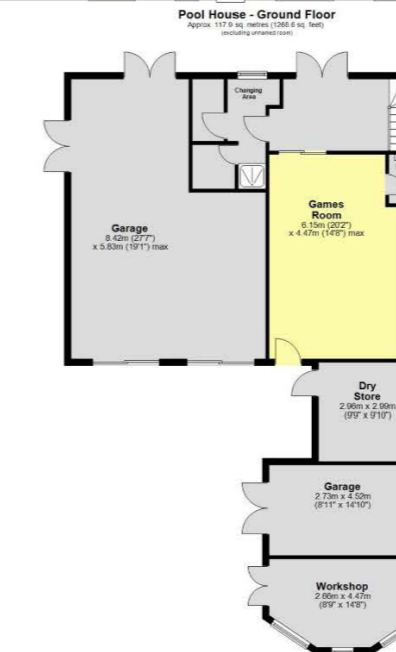
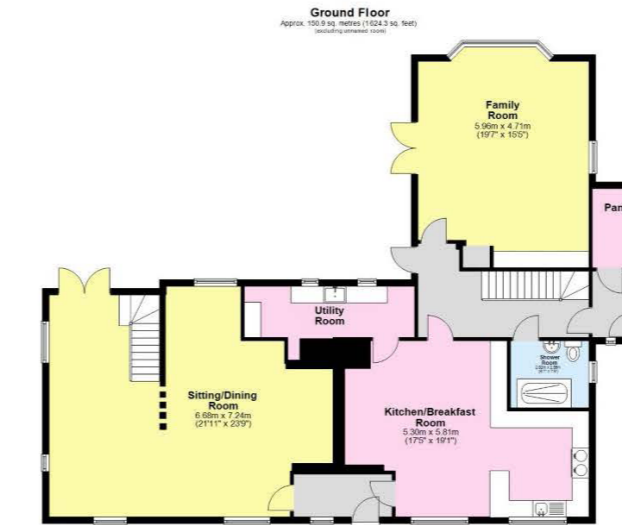
LOCATION

Oak Tree Farm enjoys a prime position overlooking Hilton's 27-acre village green, close to the village hall, turf maze, and cricket pavilion. The market town of St Ives is just 4 miles away and offers riverside walks, boating, and a good range of amenities, including a Waitrose.

Transport links are excellent, with the A14 providing easy access to Cambridge, the M11, M25, and wider motorway network, alongside the Guided Busway from St Ives serving the Cambridge Science Park, station, and Addenbrooke's. Mainline trains to London are available from Huntingdon and St Neots.

The area is well served by schooling, with local primary and secondary options and a strong selection of independent schools, including Kimbolton, Oundle, Oakham, Uppingham, and several in Cambridge.





Total area: approx. 496.8 sq. metres (5347.3 sq. feet)

Approximate Gross Internal Area = 496.8sq m / 5347.3 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
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