



**Ground Floor**

Entrance Hall

Family Room  
3.26m (10'8") x 3.17m (10'5")

Refitted Kitchen/Dining Room  
5.29m (17'4") max x 5.15m (16'11")

Lounge  
6.36m (20'11") x 2.65m (8'8")

Rear Lobby

Study  
2.31m (7'7") x 1.99m (6'6")

Utility Cupboard

Refitted WC

First Floor

Landing

Bedroom 1  
3.99m (13'1") x 3.35m (11')

Bedroom 2  
3.35m (11') x 3.17m (10'5")

Bedroom 3  
3.35m (11') x 1.89m (6'2")

Refitted Shower Room

Outside

To the front of the property is an enclosed garden that is laid to lawn with mature hedging and a gravelled and paved pathway. There is gated access to the side.

To the rear of the property is a large, elevated, timber decked seating area with feature pergola over, the garden is laid mainly to lawn with mature planted borders, and a paved patio seating area.

**Further Information**

Tenure: Freehold  
EPC Rating: TBC  
Council Tax Band: D  
Parking: On Road Parking Only

**Buyer ID Checks**

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.

The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

**Disclaimer**

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.



**OFFICE ADDRESS**

14 Market Hill  
St Ives  
Cambridgeshire  
PE27 5AL

**OFFICE DETAILS**

01480 388888  
infostives@elliswinters.co.uk



**£375,000**

**Church Lane**

Hilton, , PE28 9NH

## PROPERTY SUMMARY

A well-presented family home, in a sought-after village location, with great commuting access to the A14/A1307 and A428. This superb property has been fully renovated throughout and extended to the rear, providing versatile accommodation, and measuring over 1,275 SQFT approx. The property boasts a large refitted kitchen/dining room, a family room with bespoke media wall, a lounge with bi-folding doors to the rear elevated decked seating area and rear garden, a study, a utility cupboard, and a refitted WC. To the first floor there are three bedrooms, and a refitted shower room. Outside, there are enclosed gardens to both front and rear, providing great open spaces for entertaining and family life.

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