

High Street, Hinxton, CB10 1QY

CHEFFINS

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High Street

Hinxton,
CB10 1QY

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Guide Price £525,000



- Living room with inglenook fireplace
- Kitchen/breakfast room
- Three/four bedrooms
- En suite and bathroom
- Delightful walled rear garden
- Off-street parking

A charming Grade II Listed cottage set in a picturesque and sought-after village with good access to commuter links. The cottage provides a wealth of period character and has a delightful mature rear garden and off-street parking. Offered chain free.









LOCATION

Hinxton has its own fine church and local inn/restaurant. The fine old market town of Saffron Walden is 5 miles south with shopping and recreational facilities and the University City of Cambridge is about 9 miles north. Audley End mainline station is 7 miles away and Whittlesford station is 3 miles, both with trains to London's Liverpool Street. The nearest motorway access points are at Stump Cross (Junction 9 - south only) approximately 1 mile away and Duxford Junction 10 - (north and south) is 3 miles.

GROUND FLOOR

ENTRANCE HALL
Timber entrance door, exposed brick flooring, timber doors to adjoining rooms and open plan to the kitchen/dining room.

LIVING ROOM
A wonderful, atmospheric room with a wealth of exposed timbers, large inglenook fireplace and former bread oven with York stone hearth and ornate shelving to either side. Sash window to the front aspect overlooking the High Street and door to staircase rising to the first floor with understairs storage cupboard.

STUDY/SNUG
A dual aspect room with a pair of glazed doors leading to the terrace with views over the garden, further window overlooking the garden and window through to the living room providing addition light. Fitted with a range of bookshelves, the room offers a multitude of uses including study, snug or occasional guest bedroom, if required.

KITCHEN/BREAKFAST ROOM
Fitted with a range of hand-built oak base and eye level units with stone worktop space over and ceramic sink unit, integrated dishwasher and tiled splashbacks. Windows to three aspects, exposed brick flooring and exposed timbers. Doorway to:-

UTILITY ROOM
Fitted with a matching range of bespoke oak units incorporating wine rack, stone worktops, space and plumbing for automatic washing machine, fridge and freezer, floor mounted oil fired boiler, tiled flooring, exposed timbers and glazed stable door leading to the rear terrace.

FIRST FLOOR

LANDING
Window to the rear aspect, door with staircase rising to the second floor and further timber doors to adjoining rooms.

BEDROOM ONE
A dual aspect room with window to the side aspect overlooking the High Street and field and a lower window overlooking the rear garden. Built-in wardrobe and airing cupboard housing the hot water cylinder with slatted shelving. Door to:-

EN SUITE
Comprising tiled shower enclosure, pedestal wash basin, low level WC, chrome heated towel rail, part-tiled walls and tiled flooring, exposed timbers and Velux skylight providing natural light.

BEDROOM TWO
Sash window to the front aspect with views over the High Street and deep built-in wardrobe with hanging rail.

BATHROOM
Suite comprising panelled bath with handheld shower attachment, low level WC, pedestal wash basin, exposed brick chimneybreast, exposed timbers, built-in eaves cupboard and window to the rear aspect. Door to:-

DRESSING ROOM/BEDROOM 4
Sloping ceiling with average heigh of 5ft, window to the side aspect and exposed timbers.

SECOND FLOOR

BEDROOM THREE
Window to the side aspect with views over the High Street, Church spire and nearby fields, Exposed timbers and built-in wardrobe providing storage space.

OUTSIDE
The property is set in one of the area's most sought-after and picturesque villages, with good road and rail links. To the side of the cottage is a gravelled driveway leading to the parking area with off-street parking for up to 2 cars. There is a pair of five bar gates with lead to the walled, landscaped garden which is a particular feature of the property. Mainly laid to lawn with well-stocked flower and shrub borders and a terrace adjoining the rear of the property. In addition is a high quality shed which could be used as a store or small studio retreat.

VIEWINGS
By appointment through the Agents.























Guide Price £525,000
Tenure - Freehold
Council Tax Band - F
Local Authority - South Cambridgeshire



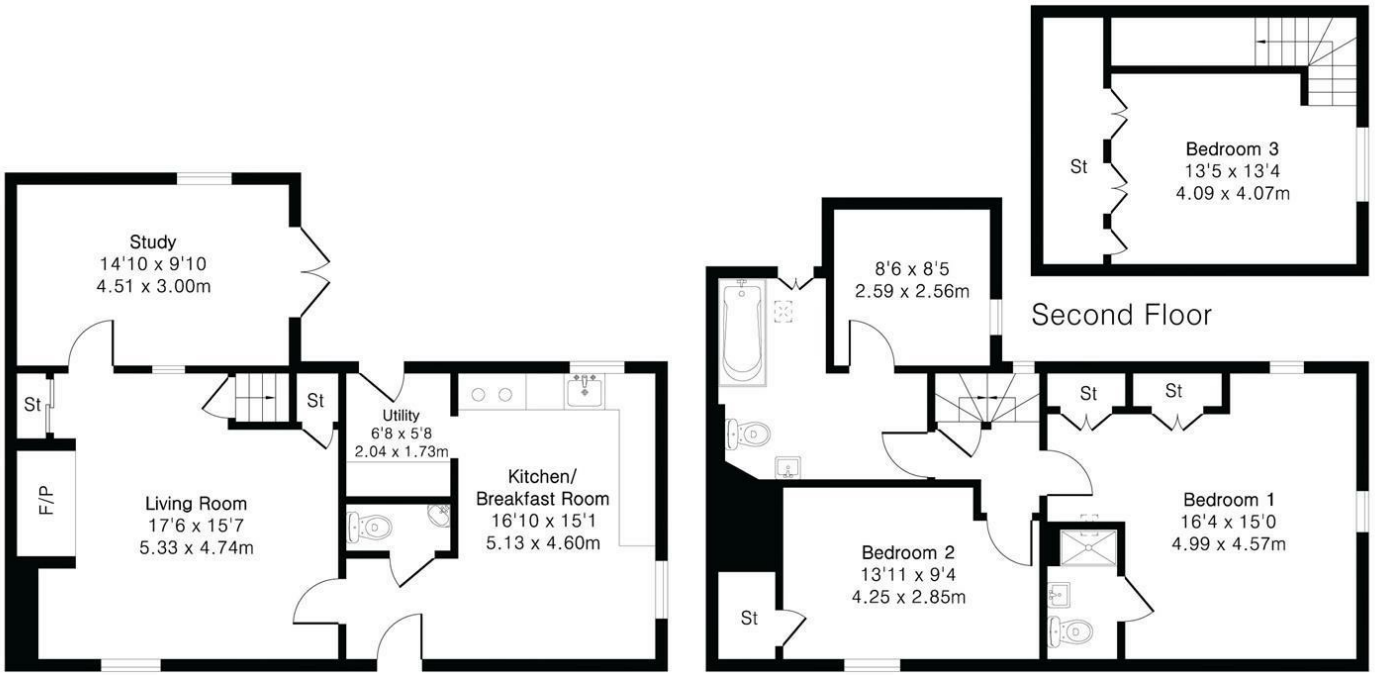




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Approximate Gross Internal Area 1570 sq ft - 145 sq m

Ground Floor Area 692 sq ft – 64 sq m
First Floor Area 649 sq ft – 60 sq m
Second Floor Area 229 sq ft – 21 sq m



For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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