



117 High Street, Hinxton
CB10 1RF



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

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Hinxton | CB10 1RF

Guide Price £475,000

- Characterful brick-and-flint facade framed by a white picket fence, and a tiled storm porch with side access.
- Three double bedrooms including a principal bedroom luxurious en-suite bathroom with a freestanding tub
- French doors open onto a paved outdoor dining terrace leading to a lawned garden with mature hedging and raised timber-sleeper borders.
- Detached brick garage with skylights, mezzanine space, and access via a gravelled driveway.

The Property

Situated in the picturesque village of Hinxton is a characterful three-bedroom home combining village charm with superb connectivity. The ground floor features a cosy living room with a log burner, a versatile study with bespoke fitted furniture, a modern exposed-brick kitchen, a bright garden-facing dining room, and a contemporary shower room. Upstairs, the home boasts three double bedrooms, including a principal suite with a luxury freestanding tub en-suite. Outside, a picket-fenced front garden complements a private rear garden featuring a paved dining terrace, lawned area, raised sleeper beds, and a substantial detached brick garage with mezzanine storage.

The Setting

Situated in the historic village of Hinxton, 117 High Street combines idyllic countryside living with beautiful walking opportunities and exceptional connectivity, sitting moments from the renowned Genome Campus, which is set to expand with new amenities including a leisure centre, nursery, and shops. The village features the popular 16th-century Red Lion pub, while Saffron Walden's extensive shops, supermarkets, and traditional markets are just a 10-minute drive away. Commuters benefit from Whittlesford Parkway station under five minutes away for direct London and Cambridge trains, alongside effortless road links to the M11 and Stansted Airport.

The Accommodation

Entered via a practical entrance porch, the ground floor opens directly into a cosy front living room centered around a log-burning stove complemented by rich wood flooring. Moving through the inner hallway, where stairs rise to the first floor with useful built-in storage beneath, you enter a versatile study/family room that boasts bespoke slatted feature walling with integrated desk space, additional built-in cabinetry, and a walk-in storage cupboard. Beyond, the contemporary kitchen features striking exposed brick accents, sleek base and wall-mounted units with solid wooden





worktops and slate-tiled flooring. The kitchen seamlessly transitions into a bright dining room, flooded with natural light from French doors that open out directly onto the garden, which also provides access to a sleek, fully tiled modern ground-floor shower room with a walk-in shower enclosure, low-level WC, and wash hand basin.

The first floor is accessed via a central landing with built-in storage, leading to three well-proportioned bedrooms and a stylish family bathroom. At the front of the property, Bedroom Two features a sash window, exposed brick hearth, and ample space for freestanding wardrobes. Moving towards the rear, Bedroom three serves as a charming nursery or guest room with recessed display shelving. The principal bedroom offers generous proportions with light wood flooring, pleasant garden views through a wide window, and direct access into a luxurious en-suite bathroom complete with a freestanding bathtub, wash basin, low-level WC and heated towel rail. Additionally, the landing provides access to a separate, beautifully finished family shower room featuring a walk-in rainfall shower, WC and vanity unit.

Outside

A white picket fence frames the front garden to the rear, French doors open out onto a paved terrace, ideal for outdoor dining, which steps onto a lawned garden bordered by mature shrubs, raised timber-sleeper beds, and panel fencing

that offer a good degree of privacy. At the foot of the garden, steps lead up to a further seating area and access to a substantial detached brick-built garage with mezzanine.

Services

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

Tenure – Freehold

Property Type – Detached

Property Construction – Brick, Tile and Flint

Local Authority – South Cambridgeshire County Council

Council Tax – E



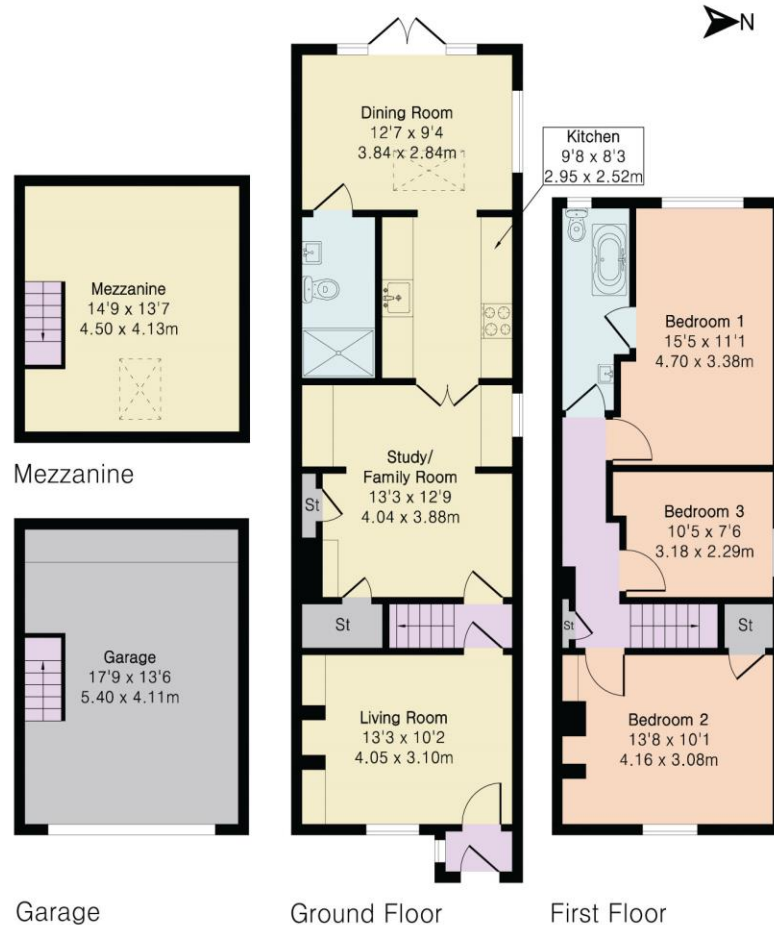
**Approximate Gross Internal Area 1118 sq ft - 104 sq m
(Excluding Garage & Mezzanine)**

Ground Floor Area 626 sq ft – 58 sq m

First Floor Area 492 sq ft – 46 sq m

Garage Area 239 sq ft – 22 sq m

Mezzanine Area 200 sq ft – 19 sq m



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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