



Rutland Green, Hilton - PE28 9NT

In Excess of £500,000



HARVEY
ROBINSON



Rutland Green, Hilton

PROPERTY DETAILS

Harvey Robinson Estate Agents are delighted to offer for sale this well-presented four-bedroom detached family home, located within the sought-after and well-connected village of Hilton. Offered with no onward chain, the property provides bright, generously proportioned accommodation, excellent outside space and a substantial driveway with double garage.

The ground floor is arranged around a welcoming entrance hall, with a cloakroom/WC and useful storage. The front-to-back lounge is a particularly appealing reception space, offering excellent natural light and flexibility for family living and entertaining. A separate dining room enjoys sliding doors opening directly onto the garden, while the kitchen is complemented by a practical utility room with external access.

To the first floor are four well-proportioned bedrooms, providing ideal accommodation for a growing family, home-working or guests. Bedrooms one and four benefit from wall-mounted air-conditioning units, while all bedrooms are served by a beautifully refitted contemporary family bathroom, adding a stylish, move-in-ready finish to the home.

Outside, the established gardens extend around the front, side and rear of the property, creating a notably private setting. The rear garden features mature planted borders and beds, together with a greenhouse and shed. To the side is a double garage and a generous driveway providing parking for numerous vehicles.





Rutland Green, Hilton

PROPERTY DETAILS

An excellent opportunity to acquire a detached family home in a popular village location, with scope to enjoy immediately and personalise further if desired. Viewing is highly recommended.

LOCATION and AMENITIES

Hilton is a highly sought-after and picturesque Cambridgeshire village, ideally positioned between St Ives and Cambridge. The property is conveniently located for the village green and cricket pitch, which extend to almost 27 acres and form the heart of the community, hosting popular annual events including Bonfire Night and Feast Week. The historic Hilton Turf Maze, originally cut in 1660 and one of only a small number remaining in the country, is also located on the green.

The village benefits from a popular public house, village shop and Post Office, all within easy reach, alongside attractive countryside walks and a strong sense of community. The nearby market town of St Ives is approximately five miles away and offers a wider range of shops, supermarkets, independent stores, cafés, restaurants and leisure facilities.

Hilton is particularly well placed for commuters. The A14 is readily accessible, providing road links towards Cambridge, Huntingdon, the M11 and A1. St Ives offers the Guided Busway and Park & Ride terminal, with regular services into Cambridge, while Huntingdon railway station is approximately a ten-minute drive and provides direct services into London King's Cross and St Pancras International.









Rutland Green, Hilton

FAQs - Tenure: Freehold / EPC: D

Postcode for SatNav: PE28 9NT

What3Words: ///undercuts.already.driver

Property built: 1970 - 1990

Current Owner Purchased Property: Feb 2023

Onward movement: No onward chain

Services: Direct mains water, drainage, Gas & Electric.

Heating Type: Gas Central Heating

Boiler Age: Unsure / Last Serviced: 01/07/2025

Air Conditioning: Fitted wall units to Bedroom 1 and 4.

Bathroom: Refitted July 2023

Rear garden: North Facing / Boundaries: Not sure

Parking: Extensive driveway / Garage: Double Garage

Council Tax: Band E / Water meter: Yes

Loft: Partially boarded

Primary school: Fenstanton and Hilton Primary

Secondary school: Swavesey Village College

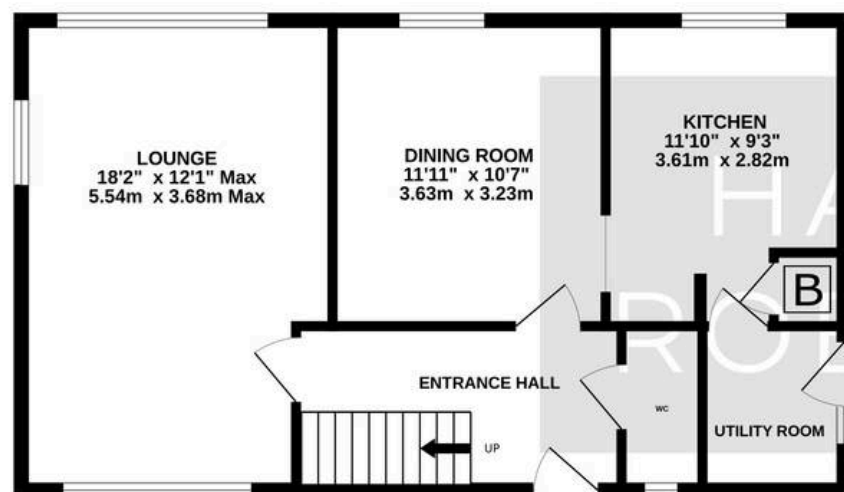
(purchasers should verify admissions and catchment)



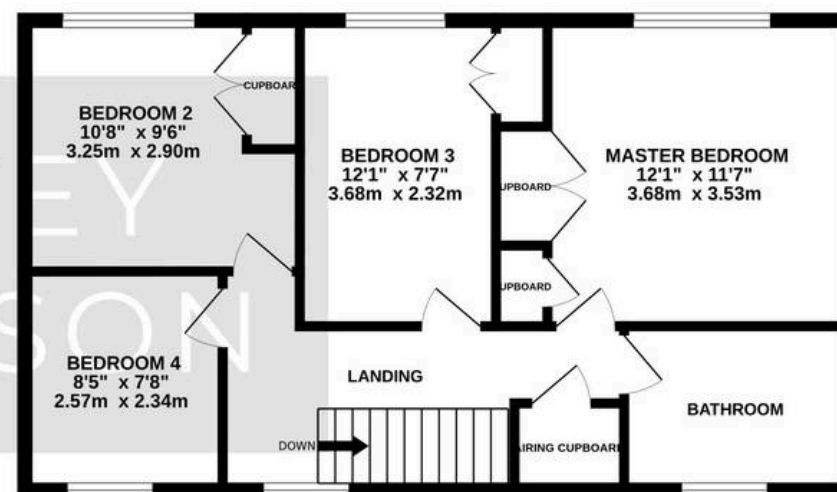
GENERAL - These particulars are for guidance only and do not form part of any contract. Descriptions, dimensions and references to condition are given in good faith but should not be relied upon as statements of fact. Measurements and floorplans are approximate. Services, systems and appliances have not been tested and no warranty is given. The property is offered subject to contract and availability. Purchasers must provide identification in accordance with Anti-Money Laundering regulations; a fee of £30 (incl. VAT) per purchaser is payable to Landmark Property services for each electronic verification check. We may receive a referral fee for any of our recommended service providers.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.

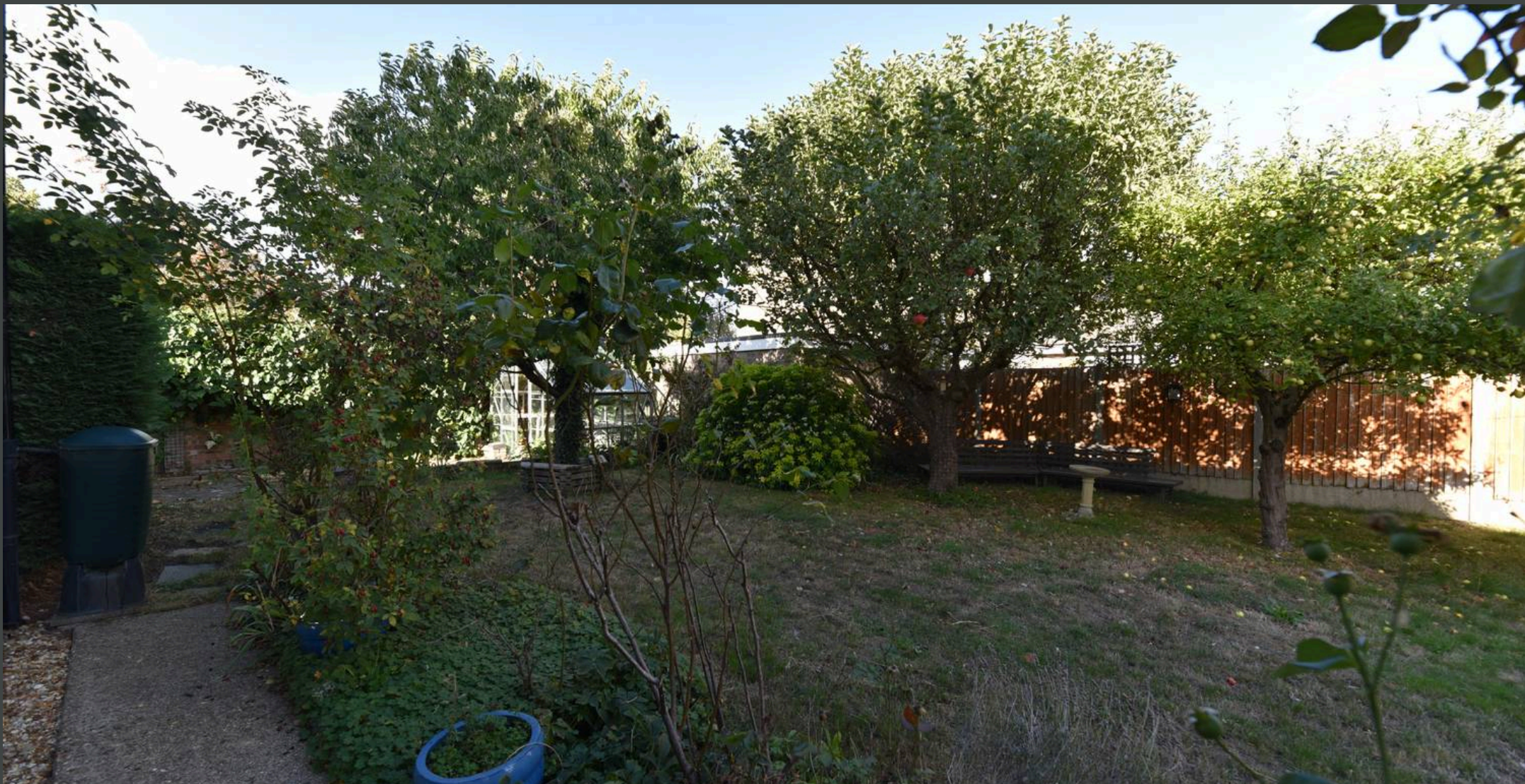


1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1158 sq.ft. (107.6 sq.m.) approx.

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Harvey Robinson St Ives

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