

BEECH'S MAZE, THE GREEN, HILTON


BIDWELLS

 Knight
Frank







A magnificent and truly exceptional, detached family home with beautifully appointed accommodation, superb leisure facilities and an exceptional level of specification throughout. Combining elegant design, innovative technology and superb craftsmanship, this is one of the area's most distinctive homes, perfectly suited to modern family living and entertaining.

Cambridge 12 miles, St Neots (fast train to King's Cross 38 minutes) 9 miles, Huntingdon (fast train to King's Cross 41 minutes) 6 miles, St Ives 5 miles, A14 2.5 miles (distances and time are approximate).

Property Summary

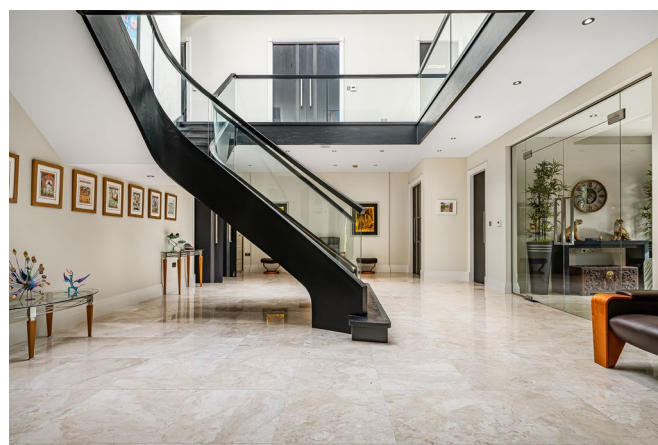
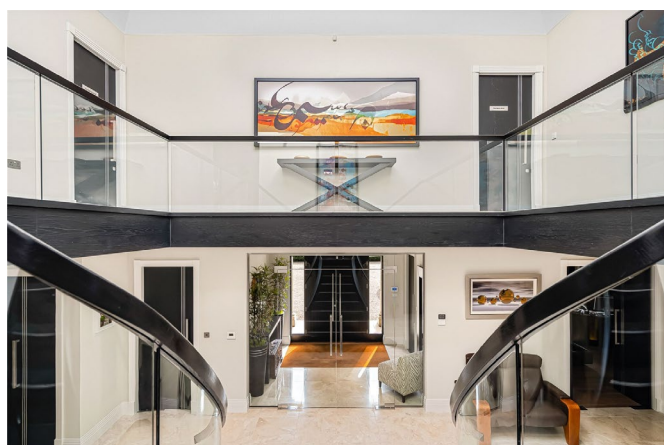
Gross internal area: 8,512 sq ft (791 sq m)

- Ground Floor: Entrance Foyer, Cloaks Room, Reception Hall, Dining Room, Study, Cinema Room, Living Room, Kitchen/Breakfast/Family Room, Utility Room, Boot Room, Plant Room, Cellar.
- First Floor: Principal Bedroom Suite (Walk-in Wardrobe, Bath/Shower Room), Guest Suite (Walk-in Wardrobe, Bathroom), 3 Further Bedrooms, 3 En-Suite Bath/Shower Rooms, Laundry Room.
- Outside: Annexe/Studio with Shower Room, Triple Garage, Landscaped Gardens.

In all the property comprises 1.37 acres (0.55 hectares)

Please read Important Notice on the floor plan page.

**BEECH'S MAZE, THE GREEN,
HILTON, HUNTINGDON,
CAMBRIDGESHIRE PE28 9NA**





Description

Beech's Maze is an outstanding contemporary family home with a handsome façade, characterised by balanced proportions, traditional brick elevations and an elegant portico entrance, lending the house a timeless and distinguished appearance. Designed with both family life and entertaining in mind, the accommodation offers an exceptional blend of space, comfort and technology. At its heart, lies a superb open-plan kitchen and family environment, complemented by a range of elegant reception rooms and an outstanding collection of leisure amenities.

The impressive specification extends far beyond the luxurious finishes, incorporating a sophisticated Crestron automation system controlling lighting, audio, climate and entertainment systems, together with comprehensive security technology and air conditioning to much of the accommodation.

Further enhancing the property's impressive specification is a comprehensive renewable energy system installed in 2023, comprising 58 solar panels across the house and garage roofs, together with twin battery storage units and three-phase electricity, enabling surplus energy to be exported back to the grid while significantly reducing day-to-day electricity costs.





Outside

The property is approached through remote controlled hardwood gates with exit/entry CCTV system opening to a gravelled driveway with brick edging and inset uplighters, alongside The Beech Maze which is a particularly interesting feature. The driveway opens to a wider gravelled area, providing ample parking and turning for a number of vehicles and leading to the Triple Car Garage 30'9 x 18'10 (9.36m x 5.74m) with remote controlled up and over doors, power and light with attached Annexe/Studio 16'5 x 16'2 (5m x 4.93m) currently used as an additional bedroom.

The front of the property is beautifully maintained with a variety of shrubs underplanted along the front elevation of both the house and alongside the Annexe, grounding the property into its landscape and there is pedestrian access at either side to the rear.

The rear garden has been professionally landscaped to create a beautiful and highly versatile outdoor environment, thoughtfully designed for both everyday enjoyment and larger-scale entertaining. Predominantly laid to lawn and enclosed by fencing and mature hedging, the garden is interspersed with a variety of specimen trees and complemented by brick-edged pathways which provide structure, colour and year-round interest.

Immediately adjoining the rear elevation of the house is a recently installed porcelain terrace with integrated mood lighting, providing an exceptional space for outdoor dining and relaxation. A charming wildlife pond forms an attractive focal point, whilst a recently installed Jacuzzi hot tub is positioned beneath a substantial 4-metre-square gazebo incorporating lighting and speakers, creating a superb all-season retreat. Adjacent to this is a dedicated barbecue and entertaining area, ideally suited to hosting family and friends.

Broad paved steps, flanked by raised flower beds, descend gracefully from the terrace to the main lawn and lead through to an attractive drystone-planted border incorporating a raised water feature. Carefully considered planting schemes throughout the garden provide texture, seasonal colour and visual interest from every aspect.

At the far end of the garden, a further terrace offers additional space for relaxation and recreation, incorporating a decked seating area, a summerhouse and a dedicated children's play area laid with decorative bark.

The garden is further enhanced by an extensive network of strategically positioned uplighters, illuminating many of its principal features after dark and creating a particularly striking outlook from the house during the evening hours.

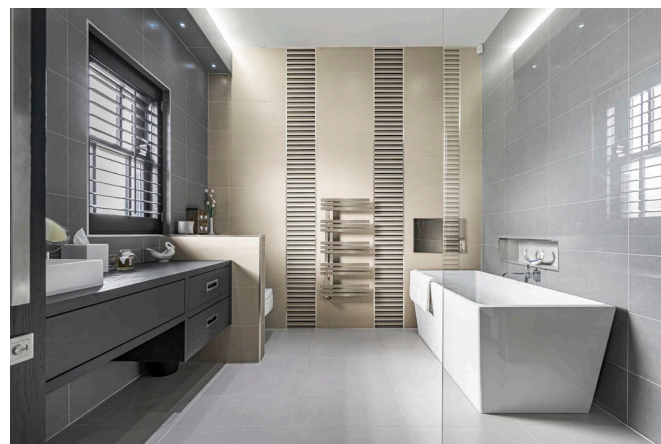
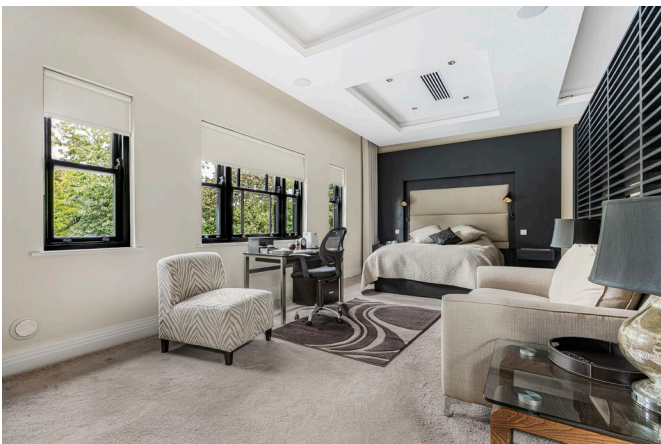




Property Highlights

- Polished marble and oak flooring to much of the ground floor, Duravit sanitaryware to Bath/Shower Rooms and Cloakroom and dropped ceiling perimeters with mood lighting and speakers to many of the principal rooms
- Grand Reception Hall with split staircase constructed from oak with black and glass panel balustrade, leading to glass galleried landing, and glass Atrium
- Stunning Kitchen/Breakfast/Family Room 45'11 x 37'2 (14m x 11.33m) fitted with range of bespoke black oak fronted cabinets with stainless steel fittings, Corian work surfaces, central island with breakfast bar and range of Gaggenau integrated appliances including convection oven, steam oven, microwave, 2 warming drawers, full height fridge/freezer, 100 bottle wine cooler, 4 ring hob and side hot plate stands with extractor over, 2 dishwashers and 'pop up' socket and data port. Breakfast area with 4 sets of French doors opening to rear and Glass Atrium/Lantern ceiling with automatic vents. Family Area with large area of bi-fold doors to rear, remote controlled curtains. Striking, stainless steel retractable toughened glass door, sunken into the floor and controlled by wall switches to lower and rotate to the spiral staircase leading to the cellar fitted with 800 bottle wine rack with base cabinetry under
- Utility Room fitted with matching cabinets with Corian work surfaces, opening to Boot Room with cloaks cupboard and bench with boot storage and Boiler/Communications Room
- Dual aspect Dining Room with fitted shutters, Chesney stone fireplace and dropped ceiling with dropped ceiling perimeter mood lighting and speakers



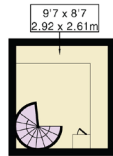


Property Highlights

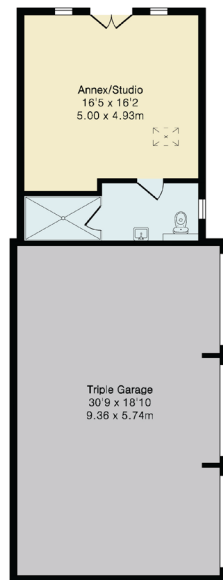
- Dual aspect Study fitted with range of bespoke office furniture including wall and base cabinets with matching display shelves, semi-circular shaped desk
- Beautiful Sitting Room 26' x 21'2 (7.93m x 6.44m) with dual aspect and French doors to garden, Chesney stone fireplace with wood burning stove and remote closing curtains
- Striking Cinema Room with acoustically insulated walls and ceiling, side window with remote controlled black out blind
- Magnificent Principal Bedroom Suite 26'1 x 20'1 (7.94m x 6.11m), cropped ceiling with perimeter lighting, downlights and speakers, gas fire, oak slatted divider, control panel for security system, remote control curtains, En suite with double ended bath, bespoke cabinetry, built-in wall TV, 7' walk-in wet room with twin pressure showers and twin wash hand basins. Dressing Room with bespoke Smallbone of Devizes cabinetry including wardrobes, dresser and display shelving units
- Superb Guest Bedroom Suite with remote controlled curtains, bespoke cabinetry, flame effect gas fire with built-in flat screen TV over, latticed oak divider with doors behind to En suite Bathroom with central Wet Room area with twin shower and walk-in Wardrobe and 3 further beautifully presented Bedroom Suites, all with bespoke walk-in Wardrobes and Bath/Shower Rooms
- Triple Car Garage, attached Annexe/Studio and landscaped gardens
- Gas-fired underfloor heating, supplemented by biomass heating and solar water heating

**Approximate Gross Internal Area 7587 sq ft - 705 sq m
(Excluding Garage)**

Cellar Area 82 sq ft – 8 sq m
Ground Floor Area 4034 sq ft – 375 sq m
First Floor Area 3471 sq ft – 322 sq m
Garage Area 925 sq ft – 86 sq m



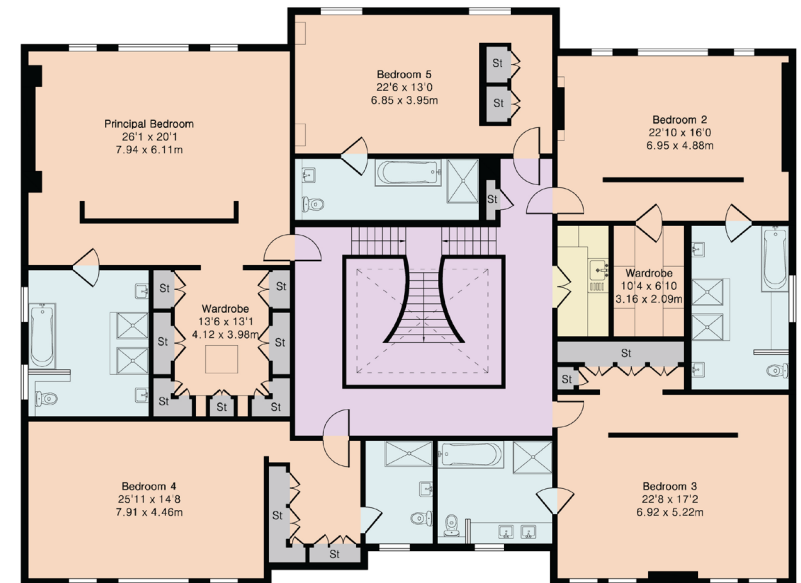
Cellar



Garage



Ground Floor



First Floor

Important Notice

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Location

The small, picturesque village of Hilton provides many local facilities including a post office/general store, village hall, 2 churches and a public house. The large village green, surrounded by a mix of impressive modern and period buildings, has a 55ft diameter turf maze/labyrinth cut by William Sparrow in 1660 and is one of only 8 remaining in the country. More comprehensive facilities are accessible in St Ives and Huntingdon. Primary school education is available in the neighbouring villages of Elsworth and Fenstanton with secondary school education at the highly regarded Swavesey Village Collage (about 6.5 miles). The village is also well served for sports enthusiasts with cricket and football pitches. There are golf courses in St Ives and Brampton with sailing and windsurfing at the Hunts Sailing Club in St Ives and at Grafham Water. For the commuter, mainline railway stations at St Neots and Huntingdon provide a fast service to London's King's Cross in about 38 and 41 minutes respectively. The nearby A14 links with the A1/M1 to the north and the M11 to the south with a major new bypass to the south of Huntingdon, providing fast access to the railway station. There is a Guided Busway providing regular services to Cambridge with many stops including Cambridge Science Park, Cambridge North and Addenbrooke's Hospital/Biomedical Campus.

Viewing

By prior telephone appointment with Bidwells - 01223 841842

Enquiries Joint Agents

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Additional Information

Local Authority

Huntingdonshire District Council
01480 388388

Outgoings

Council Tax Band: H
Council Tax Payable
2026/2027: £4,981.64

Services

All mains services are connected to the property.

Fixtures & Fittings

All items normally designated as tenant's fixtures and fittings are expressly excluded from the sale.

Tenure & Possession

The property is for sale freehold with vacant possession on completion

Energy Rating A

Health & Safety

Please ensure that you take due care when inspecting any property.



