



THE OLD GEORGE

Hilton, Cambridgeshire



BEAUTIFULLY REIMAGINED CHARACTERFUL PERIOD HOME

The Old George is a characterful home in the heart of Hilton, fully renovated in 2011. It offers generous accommodation, modern interiors and attractive outdoor spaces, while reflecting the character of the original property.

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Local Authority: Huntingdonshire District Council
Council Tax band: E
Tenure: Freehold
Services: Mains water, electricity, gas and drainage



THE GROUND FLOOR

Stepping through the front door, you are greeted by an impressive entrance hall with high ceilings, ornamental radiators and an immediate sense of space. Leading off the hallway is a generous additional reception space, currently utilised as a study, this could room equally serve as a snug.

Beyond, the elegant living room features a striking double-sided wood-burning stove shared with the stylish dining room, creating a warm and inviting atmosphere. A further reception room is currently arranged as a characterful guest bedroom, offering flexibility for a variety of uses. At the heart of the home is the superb kitchen and breakfast room, complete with underfloor heating, bespoke cabinetry, quartz worktops, a central island and integrated Neff appliances. Bi-fold doors seamlessly connect the space to the rear terrace, making it ideal for both everyday family living and entertaining.





THE FIRST FLOOR

Ascending to the first floor, a spacious landing leads to three beautifully presented bedrooms, with quality hardwood double-glazed windows throughout that enhance the home's character and charm.

The principal suite enjoys delightful views over the rear garden through a dormer window and benefits from a well-appointed dressing area and a luxurious en suite bathroom, complete with a freestanding bath, a separate shower and elegant fittings, creating a wonderful private retreat.

A second impressive bedroom suite is equally generous, featuring a front-facing dormer window, built-in wardrobes, a dedicated dressing area and a stylish en suite bathroom with a freestanding bath and a separate shower.

Complementing the accommodation is a spacious third bedroom, served by a beautifully appointed family bathroom fitted with a bath, a separate shower cubicle and contemporary sanitaryware, providing comfort and convenience for both family and guests.









OUTSIDE

The enclosed rear garden offers an attractive, private setting for outdoor living, with extensive lawns, mature trees, shrubs and well-stocked flower borders that provide year-round interest. A generous paved terrace, set directly off the kitchen and garden room, provides the ideal space for outdoor dining and entertaining.

Large double gates provide access to ample shingle parking for numerous vehicles, complemented by an attached double garage. Former stable buildings offer excellent additional storage and, together with the garage, benefit from light, water and power, providing both practicality and versatility.

*Images of the lawn and some of the planting have been AI-generated/enhanced and are for illustrative purposes only.



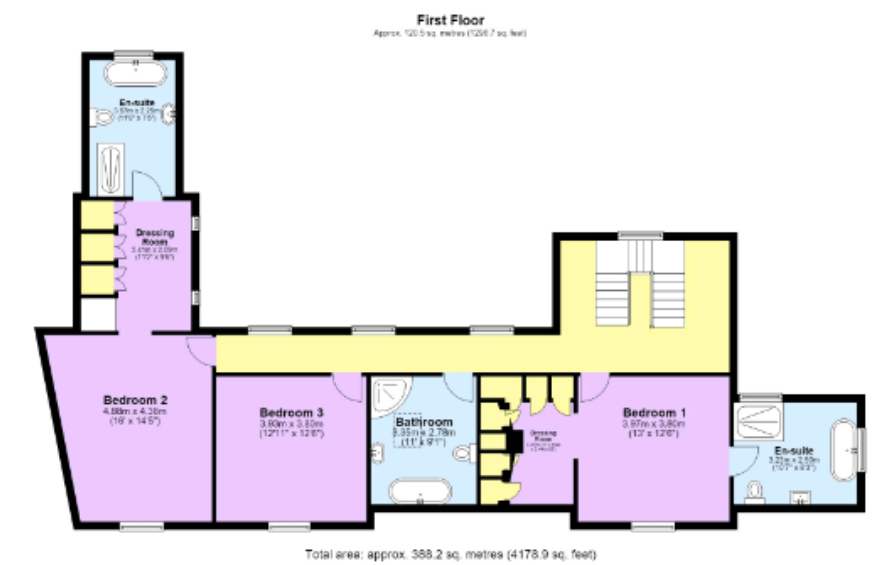
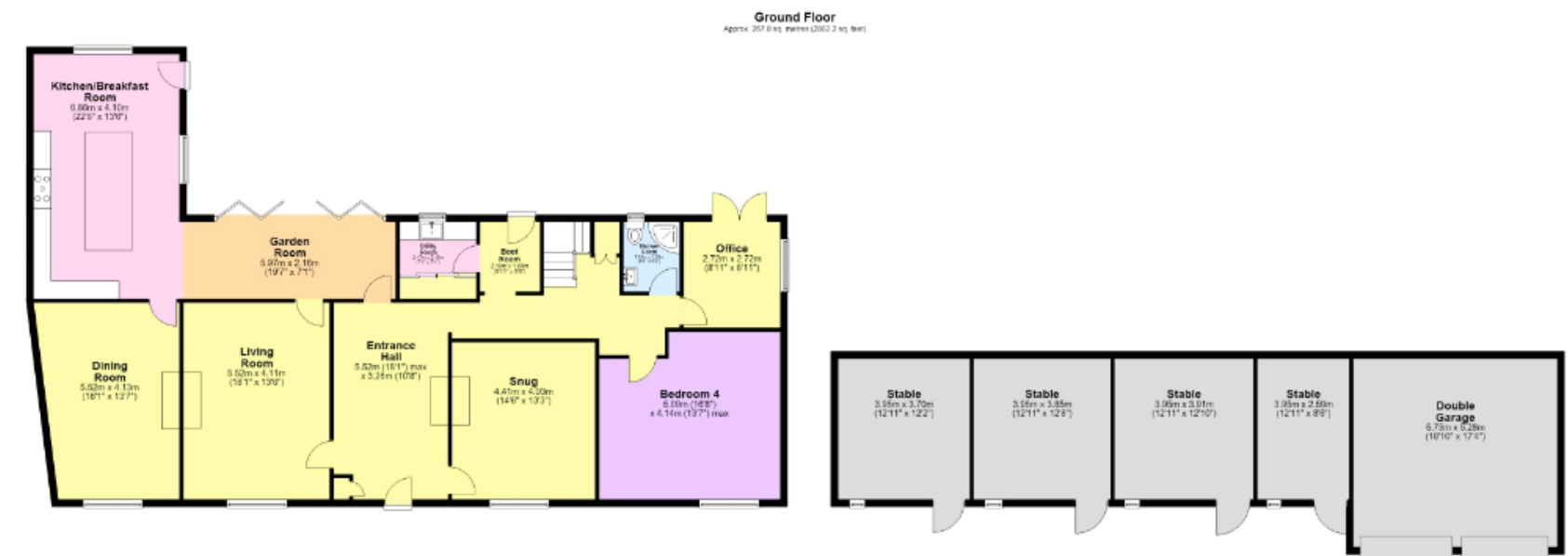


SITUATION

Hilton is a highly sought-after Cambridgeshire village, approximately 10 miles north-west of Cambridge. The village offers a good range of amenities, including a shop, public house and community facilities, and is known for its attractive village green, historic turf maze and strong sense of community. The area is well served by both primary and secondary schools, together with a range of respected independent schools in and around Cambridge.

For commuters, mainline rail services are available from nearby Huntingdon and St Neots stations, providing regular connections to London King's Cross and St Pancras. The A14 and M11 offer convenient road links to Cambridge, London, Stansted Airport and the wider region.





Approximate Gross Total Area = 388.2 sq m / 4178.9sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
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