



63A Hinton Way, Great Shelford, Cambridge, CB22 5AH
Guide Price £1,750,000 Freehold



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AN EXCEPTIONAL DOUBLE-FRONTED, DETACHED FAMILY RESIDENCE, OFFERING BEAUTIFULLY PRESENTED AND THOUGHTFULLY DESIGNED ACCOMMODATION EXTENDING TO APPROXIMATELY 2,800 SQ FT. SET WITHIN MATURE GARDENS OF AROUND A QUARTER OF AN ACRE, THIS IMPRESSIVE HOME ENJOYS A PRIME POSITION IN ONE OF THE AREA'S MOST SOUGHT-AFTER LOCATIONS.

A beautifully presented detached residence in one of Great Shelford's most desirable residential settings, offering approximately 2,800 sq ft of elegant accommodation within landscaped gardens of around 0.25 acres. Built in 2015, the property combines refined contemporary interiors with exceptionally well-planned family living, all within walking distance of the village centre and mainline station, plus easy access to Cambridge City centre and Addenbrooke's Medical Campus

Ground Floor

The spacious reception hall sets a composed and welcoming tone, with oak flooring, a guest cloakroom and an elegant staircase rising to the first floor with storage underneath. Underfloor heating extends throughout the ground floor, with radiators serving the first floor, complemented by Heatmiser zoned heating and hot water controls. A professionally installed Control4 system integrates heating, security and access control, while BT Fibre to the Premises (FTTP) and an Araknis wireless network provide excellent connectivity throughout the home. A comprehensive security alarm system provides additional peace of mind.

Designed for modern family living

The ground floor provides a thoughtfully arranged sequence of reception rooms, including a dual-aspect sitting room with French doors opening to the garden and a contemporary inset Kalfire electric fire. A separate bay windowed family room provides bespoke cabinetry, while a dedicated study with fitted workstation offers an ideal work-from-home environment.

The Heart of the Home

A superb open-plan kitchen and dining space, filled with natural light opens directly onto the patio through aluminium bi-fold doors.

The bespoke Rotpunkt kitchen, fitted by Sherwin Hall, is centred around a substantial island and finished with Silestone quartz worktops. The kitchen is comprehensively equipped with integrated Bosch appliances, including an induction hob, steam oven, conventional oven, combination microwave oven, two warming drawers, and dishwasher. These are complemented by a full-height refrigerator/freezer, a Kettle instant boiling and filtered water tap, while a BWT water softener serves the property throughout.

A utility room and adjoining boot room offer excellent practical storage and laundry space with a secondary direct external access door.

First Floor

Arranged around an attractive galleried landing, the first floor provides four generously proportioned double bedrooms.

The principal suite enjoys fitted wardrobes, a Juliet balcony and a luxurious ensuite bathroom, creating a peaceful private retreat. A generous guest suite also benefits from fitted wardrobes and an ensuite shower room.

Two further double bedrooms are served by a well-appointed family bathroom.

Bathrooms throughout are finished with Porcelanosa tiling, Villeroy & Boch sanitaryware and Grohe fittings. Air conditioning is installed to both the principal and guest bedrooms.

Outside

Occupying a generous set-back position behind landscaped frontage and approached via a block-paved driveway providing extensive parking and access to a detached garage with power, lighting and a Hormann electrically operated garage door.

A Zappi EV charging point, CCTV system, external water supply and discreet smart exterior lighting further enhance the specification.

The beautifully landscaped rear garden enjoys an excellent degree of privacy and has been thoughtfully designed for both entertaining and family life. A generous, paved patio adjoins the house, leading to a steel-edged lawn framed by mature trees and established planting, creating an attractive and secluded outdoor setting.

Features

- Detached family home extending to 2,783 sq ft (258 sq m)
- Four double bedrooms and three bathrooms
- Stunning bespoke open-plan kitchen, dining and family room
- Three reception rooms including a dedicated home office
- Landscaped gardens on a plot of approximately 0.25 acres
- Built in 2015 with underfloor heating and smart home technology
- Air conditioning, EV charger, CCTV and fibre broadband
- Detached garage and extensive driveway parking
- EPC - C / 76
- Council tax band - G

Location

Great Shelford is a sought-after village just to the south-east of the city, with an excellent range of facilities including primary school, health centre, recreation ground, library, church and a range of shops including supermarket, bakery, chemist and butcher. The M11, Shelford railway station and Addenbrooke's / Biomedical Campus are easily accessible.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - G

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Ground Floor

Approx. 147.9 sq. metres (1591.6 sq. feet)



First Floor

Approx. 110.7 sq. metres (1192.0 sq. feet)



Total area: approx. 258.6 sq. metres (2783.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

Current: 76
Potential: 81

EU Directive 2002/91/EC

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.







