



Pinecrest, Hildersham, Cambridge
CB21 6BU



ARKWRIGHT & CO
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Pinecrest

Hildersham | Cambridge | CB21 6BU

Guide Price £850,000

- Substantial four-bedroom detached bungalow extending to approximately 2,600 sq ft. Elegant and highly versatile living accommodation with multiple reception rooms
- Impressive sitting room with large picture windows and direct access onto the terrace and gardens
- Wonderfully private and mature plot, established gardens with sweeping lawns, mature planting and a superb entertaining terrace with view of the 12th century church
- Extensive driveway parking together with a detached double garage in a peaceful countryside setting

The Property

A well-appointed four-bedroom detached bungalow providing well-proportioned and flexible living accommodation and occupying a private and good size plot, enjoying a wonderful position nestled away on the edge of this highly picturesque and sought after village.

The Setting

Hildersham is widely regarded as one of South Cambridgeshire's most picturesque and desirable villages, renowned for its charming period architecture, peaceful rural atmosphere and strong sense of community. Nestled within gently rolling countryside alongside the River Granta, the village offers an idyllic setting whilst remaining exceptionally well connected for both Cambridge and London commuters. The village itself is characterised by an attractive collection of period cottages, country homes and mature tree-lined lanes, together with a well-regarded public house and an abundance of scenic countryside walks directly from the doorstep. Despite its tranquil setting, Hildersham is conveniently positioned for access to a range of nearby amenities, with the neighbouring villages of Great Abington, Balsham and Linton all providing excellent day-to-day facilities.

Great Abington, located just a short distance away, is a highly regarded village centred around an attractive village green and offers a strong community atmosphere together with a public house, village hall, recreation ground and highly regarded primary schooling. The village also benefits from convenient access to the internationally recognised Granta Park campus, making the area particularly appealing for those connected to Cambridge's thriving science and technology sectors. Linton provides a broader range of amenities including independent shops, cafés, public houses, medical facilities and well-regarded schooling including Linton Village College. The village remains one of the area's most sought-after larger villages, combining everyday convenience with a traditional village character.

Cambridge lies approximately 10 miles to the west and offers an outstanding combination of world-renowned education, cultural attractions, shopping and dining, together with a thriving biomedical and technology sector. For commuters, excellent transport links are available via the nearby A11 and M11, whilst mainline railway services from nearby Whittlesford Parkway & Audley End provide direct connections to London Liverpool Street and Cambridge. The surrounding area is particularly well served by highly regarded state and independent schooling.





The Accommodation

Enjoying a wonderfully secluded position within beautifully established grounds and views of the 12th century church and surrounding fields, Pinecrest is a home that effortlessly captures the calm and understated elegance of its surroundings. Extending to approximately 2,600 sq ft, the accommodation has been thoughtfully arranged across a single level, creating a natural sense of flow and an atmosphere perfectly suited to both relaxed family life and entertaining on a gentle country scale.

At the heart of the house lies a magnificent sitting room of particularly impressive proportions, bathed in natural light through wide picture windows and glazed doors opening directly onto the terrace and gardens beyond. With peaceful green views in almost every direction, the room possesses a wonderful sense of tranquillity, whilst its generous scale makes it equally suited to intimate evenings or larger gatherings with family and friends. Adjoining this is a comfortable family room, ideal as a quieter retreat, reading room or informal snug, together with a separate study offering an ideal space for home working or creative pursuits. The dining room enjoys a more intimate atmosphere, centred around an attractive stone fireplace and framed by large windows overlooking the gardens, creating a wonderfully warm and inviting setting for both everyday dining and more formal occasions.



The kitchen/breakfast room presents an ideal balanced layout, and is well proportioned for daily living, offering extensive preparation space together with ample room for informal dining whilst enjoying delightful garden outlooks.

A practical utility area and boiler room provide further functionality and excellent additional storage. The bedroom accommodation is strategically arranged away from the principal living spaces, creating a peaceful and restful feel throughout. The principal bedroom enjoys lovely views across the surrounding greenery, whilst the remaining bedrooms are all generously proportioned and highly versatile, perfectly suited to family living, visiting guests or additional workspace if required. A well-appointed family bathroom together with a separate shower room serve the accommodation with ease.

Outside

The gardens and grounds are undoubtedly one of Pinecrest's defining features, providing a rare sense of privacy and seclusion within this highly regarded village setting. Mature trees, established hedging and thoughtfully planted borders envelop the property beautifully, creating a picturesque and ever-changing backdrop throughout the seasons. Broad lawns sweep gently away from the house, interspersed with meandering pathways, ornamental planting and peaceful seating areas perfectly positioned to enjoy the surrounding tranquillity.

A substantial paved terrace extends directly from the principal living accommodation, providing a superb space for outdoor dining and summer entertaining whilst overlooking the gardens beyond. The property is approached via a generous driveway providing extensive parking together with access to a detached double garage, equipped with water and electricity, completing what is an exceptionally well-balanced country home in one of South Cambridgeshire's most desirable village settings.

Services

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

Tenure – Freehold

Property Type – Detached

Property Construction – Brick with tiled roof

Local Authority – South Cambridgeshire District Council

Council Tax – G

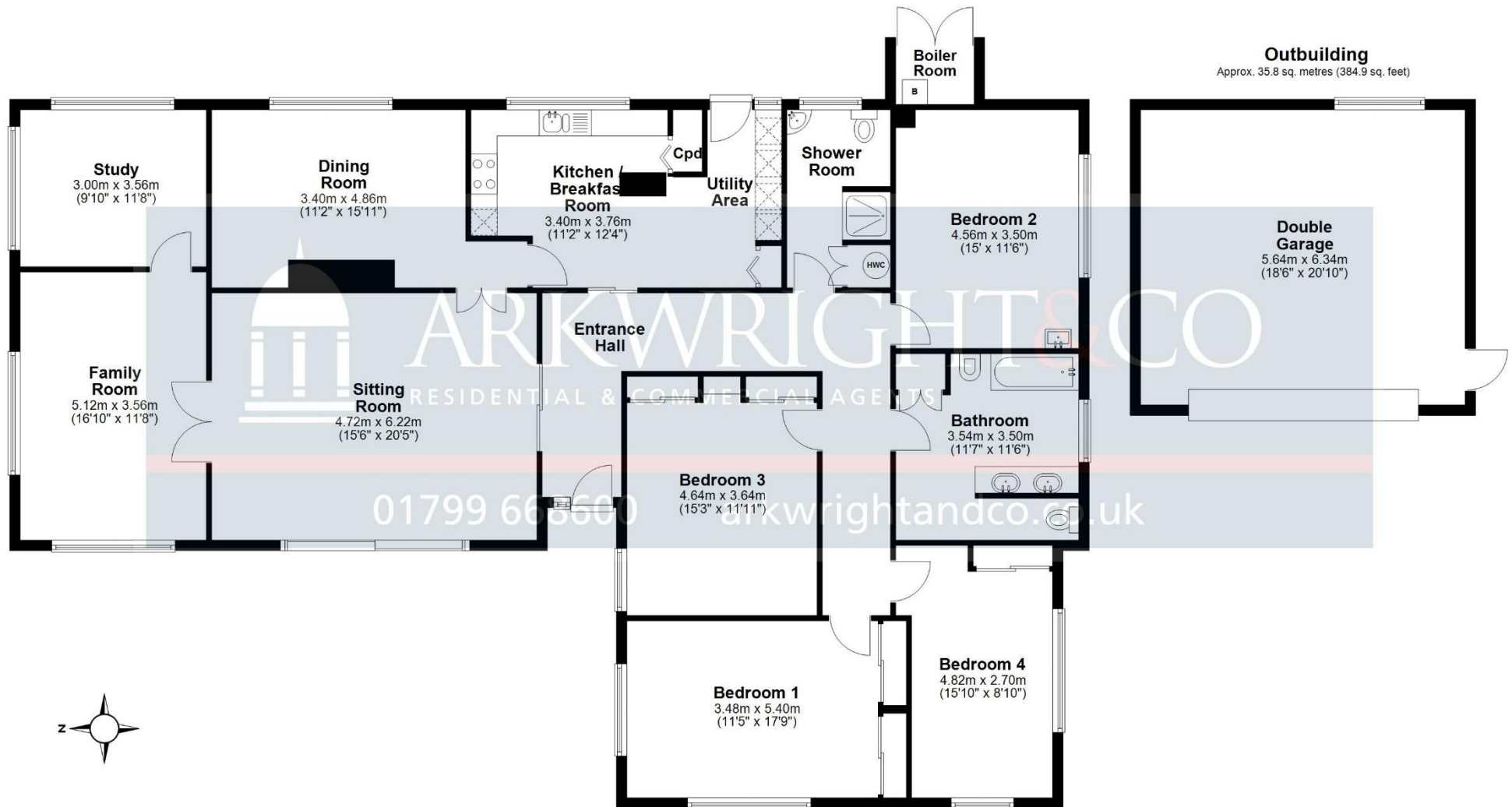






Floor Plan

Approx. 206.1 sq. metres (2218.8 sq. feet)
(excluding Boiler Room)



Total area: approx. 241.9 sq. metres (2603.7 sq. feet)

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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info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



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