



William House, 66 High Street, Hinxton, Saffron Walden, Cambridgeshire, CB10 1QY  
Guide Price £1,250,000 Freehold



rah.co.uk  
01223 800860

**A RARE OPPORTUNITY TO ACQUIRE A SUBSTANTIAL DETACHED PERIOD RESIDENCE, BEAUTIFULLY PRESENTED THROUGHOUT, RETAINING MANY ORIGINAL FEATURES AND SET WITHIN MATURE AND PRIVATE GARDENS AND GROUNDS EXTENDING TO 0.65 ACRES.**

- 18th century 4 bed detached house
- 2547 sqft/235 sqm
- 2 bathrooms, 3 reception rooms
- 0.65 acre plot
- Gas fired central heating
- Double garage and double cart lodge
- External studio
- EPC- D / 68
- Council tax band-G
- Centre of village location

William House is a fabulous, substantial detached family residence, a former public house, dating back to the eighteenth century with later additions and converted to a family dwelling in the 1960s. The property occupies a fine, centre of village location and is set within mature and private gardens and grounds which extend to 0.65 acres and backs onto farmland to the rear. The current owner has resided at the property for many years and has periodically improved the house, yet with great care taken to preserve much of its original integrity whilst blending with all of the modern conveniences of today.

The accommodation comprises an entrance hall with quarry tile flooring to a welcoming reception hall with stairs to first floor accommodation and a cloakroom/WC just off. There is generous dual aspect drawing room with a wood burning stove, which steps up to a formal dining area. There is a further cosy reception room, again with wood burning stove and fitted book-shelving. The open planned kitchen/breakfast/family room is very much the heart of this beautiful home and is fitted with attractive cabinetry, Corian working surfaces with inset double sink unit with mixer tap and bevel drainer, matching preparation island and a range of integrated appliances. These include a four ring induction hob, oven, combination microwave oven, extractor, fridge/freezer and dishwasher and a water softener. Furthermore there is an oil fired two oven Aga.

Upstairs, off the expansive galleried landing, are four double bedrooms plus a luxury refitted en suite shower room and refitted family bathroom, all with Duravit sanitary ware.

Outside there is a generous driveway which leads to a double garage with electric up and over door, power and light connected and an adjoining studio/home office currently utilised, in part, as a utility room. The driveway continues to an additional parking area where there is a recently constructed double fronted cart lodge. The front garden is laid mainly to neat lawn and enclosed by a flint and brick wall. The rear garden is laid to shaped and manicured lawns with well stocked flower and shrub borders and beds, a wide and varied selection of mature trees and bushes, wild life pond, a herb garden, greenhouse, a timber shed and all enjoys maximum privacy whilst overlooking fields.

**Location**

Hinxton is a well located and popular village with well-known public house/restaurant and village hall, and a fine medieval church. It is well placed for access to the excellent local communications with the M11 (Junction 9) about 1.5 miles, Whittlesford Parkway Station about 2.5 miles (Liverpool Street 55 minutes), Cambridge City about 9 miles and Saffron Walden about 5 miles. There are excellent local facilities at Sawton (3 miles). Hinxton is a thriving community with delightful riverside walks and there are excellent local schools.

**Tenure**

Freehold

**Services**

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

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band-G

**Fixtures and Fittings**

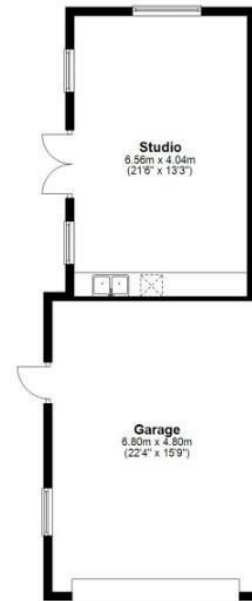
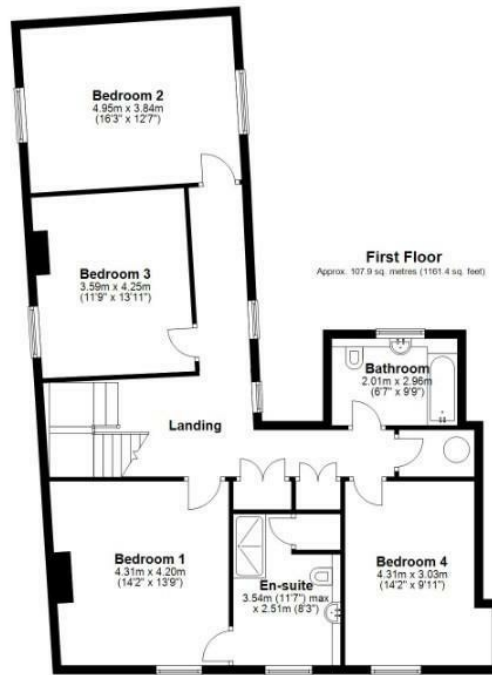
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

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







Main area: Approx. 236.6 sq. metres (2547.2 sq. feet)  
Plus garage: approx. 32.8 sq. metres (351.4 sq. feet)  
Plus car barn: approx. 28.9 sq. metres (310.9 sq. feet)  
Plus studio: approx. 26.9 sq. metres (289.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.



