



263 Hinton Way, Great Shelford, Cambridge, CB22 5AN
Guide Price £675,000 Freehold



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A MOST ATTRACTIVE, DETACHED 1930'S HOME, EXTREMELY WELL PRESENTED WITH ENORMOUS SCOPE FOR EXPANSION AND SET WITHIN A LARGE GARDEN OVERLOOKING FARMLAND TO BOTH FRONT AND REAR.

- End of chain • Well equipped kitchen / dining / family room • Sitting room with French doors to garden • Huge scope for enlargement • Off road parking for 4 cars • 150ft rear garden • 3 bedroom, detached 1930s house

The property occupies a non-estate position, set within generous gardens and grounds and so conveniently placed for Addenbrooke's Medical Campus and Cambridge City centre. The current vendors during their ownership have transformed the house with a programme of great improvement and modernisation, yet there is further scope for expansion, given the generosity of the plot and neighbouring properties have also been greatly enlarged.

The accommodation comprises a welcoming reception hall with stairs to the first floor accommodation, attractive quarry tiled flooring. The kitchen / dining / family room is a generous space boasting a triple aspect bathing this room with natural light and fitted with attractive cabinetry, ample worksurfaces and a host of integral appliances. The sitting room boasts a dual aspect with French doors offering access and views over the rear garden.

Upstairs off the landing are three double bedrooms, a family bathroom and a separate w.c.

Outside, the property is set back from the road and screened by walling and hedging. A gravel driveway provides parking for at least four vehicles with gated access leading to the rear garden with a garage / garden storage with a roller door, power and light connected. The rear garden measures in excess of 150ft in length and is laid mainly to lawn with a paved patio, flower and shrub borders and beds, a selection of trees and bushes, a timber shed and all is enclosed by fencing making the garden both secure for young children and private, backing onto farmland with further farmland / Gog Magog hill views to the front.

Location

Great Shelford is just 4 miles south of Cambridge. There is an active village community centre around Woollards Lane where there is a library, dentist, village hall and recreation ground, numerous shops including newsagent, hairdresser, beauty salon, baker, butcher, grocer, marvellous deli and the Health Centre in Ashen Green.

The mainline station provides access to Cambridge and London Liverpool Street, and the village is located two miles from Junction 11 of the M11.

There is a Church of England Infant and Junior School in the village. The Gog Magog Hills and Golf Club, Wandlebury and the Roman Road are within two miles. Addenbrooke's Hospital is also within easy reach and Stansted Airport is within half an hour's drive (via M11).

Tenure

Freehold

Services

Gas, Electric and Water with Septic Tank.

Statutory Authorities

South Cambridgeshire District Council.
Council Tax Band - F

Fixtures and Fittings

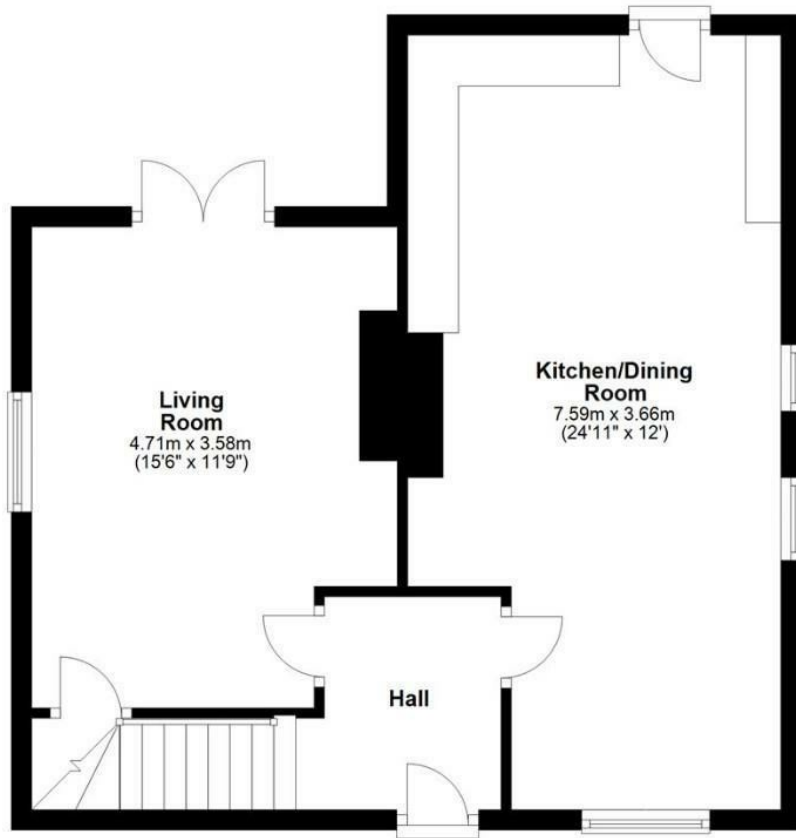
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

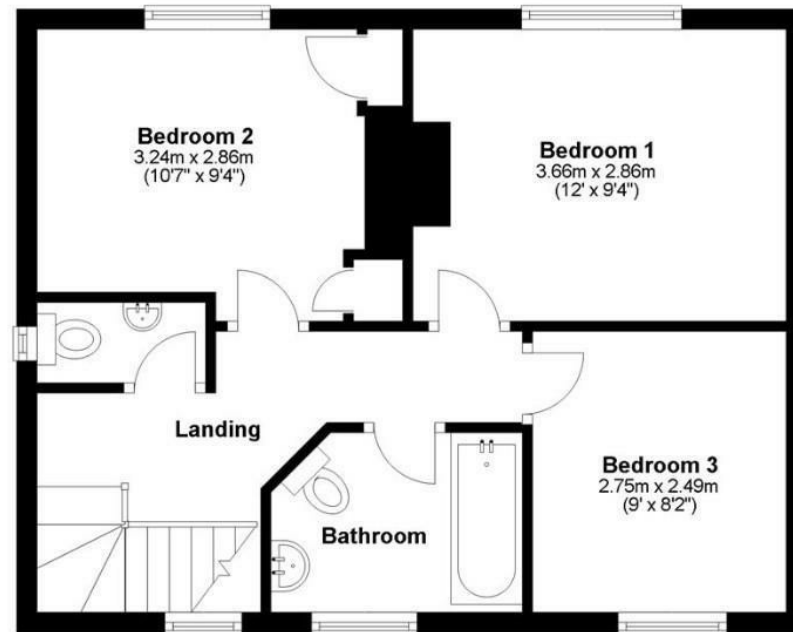
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



Ground Floor



First Floor



Approx. gross internal floor area 91 sqm (975 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		57
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

