

77 Hinton Way, Great Shelford, Cambridge, CB22 5AH

Guide Price £850,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A MOST ATTRACTIVE BAY-FRONTED EDWARDIAN SEMI-DETACHED HOUSE, EXTENDED AND BEAUTIFULLY PRESENTED ACCOMMODATION ARRANGED OVER THREE FLOORS, SET WITHIN A LARGE, MATURE GARDEN WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 4 bedroom semi-detached period house
- 1683 sqft/156 sqm
- Built circa 1910
- Off road parking for several vehicles
- Council tax band-F
- 2 bathrooms, 3 reception rooms
- 0.14 acre plot
- Gas fired central heating to radiators
- EPC-E/53
- Many original features

The property enjoys a fabulous position set back and screened from the road and just a short walk from the main line train station and village amenities. Over the years the property has been subject to a programme of expansion and thoughtful refurbishment resulting in beautifully presented accommodation arranged over three floors, yet great care has been taken to preserve many of the original features.

The accommodation comprises an entrance porch with stained glass door to a welcoming reception hall with stairs rising to first floor accommodation and wood strip flooring. The box bay sash windowed sitting room boasts a feature fireplace with inset wood burning stove, wood strip flooring and French doors through to the dining room with an ornamental fireplace. The kitchen/breakfast room has been refitted with attractive cabinetry, ample Mia stone composite work surfaces with inset single sink unit, mixer tap and drainer, pull out larder and deep pan drawers, integrated appliances include a fridge/freezer, four ring gas hob, a double oven and extractor. Just off is a handy utility room with a glazed mono-pitch roof, fitted work surface with a single sink and drainer, storage cupboards below, space for a washing machine and a wall mounted gas fired central heating boiler plus a door to outside. From the kitchen, French doors open to the sun room extension with vaulted glazed roof with attractive floor tiles and French doors to the garden. Just off the garden room is a shower room, comprising low level WC, wall mounted wash hand basin, tiled shower cubicle and ceramic tile flooring.

Upstairs, off the split level landing are three double bedrooms and a family bathroom. The master bedroom is a generous bay windowed room with original fireplace. On the top floor, there is a further large bedroom with French doors to the Juliette balcony which enjoys views over the garden, a fitted storage cupboard, eaves storage and fitted book shelving.

Outside, the property is set back from the road and a gravel driveway provides parking for several vehicles. Side access leads to the rear garden which is laid mainly to manicured and shaped lawns, well stocked flower and shrub borders and beds, a selection of specimen trees and mature bushes. To the rear of the garden is a vegetable/herb/fruit garden with a number of fruit bearing trees, a timber shed, log store and all enjoys excellent levels of privacy and seclusion.

Location
Great Shelford is a sought-after village just to the south-east of the city, with an excellent range of facilities including a primary school, health centre, recreation ground, library, church and a range of shops including a supermarket, bakery, chemist and a butcher.

The M11, Shelford railway station and Addenbrooke's Hospital / Biomedical Campus are easily accessible.

Tenure
Freehold

Services
Mains services connected include: gas, electricity and water. Septic tank for drainage

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

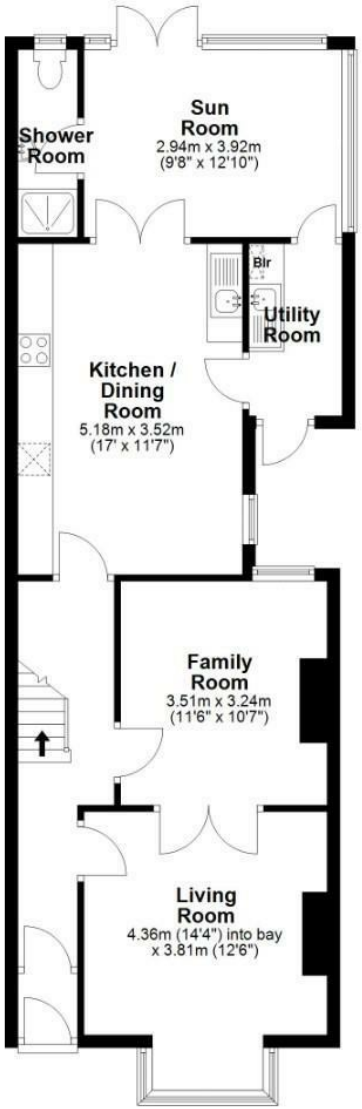






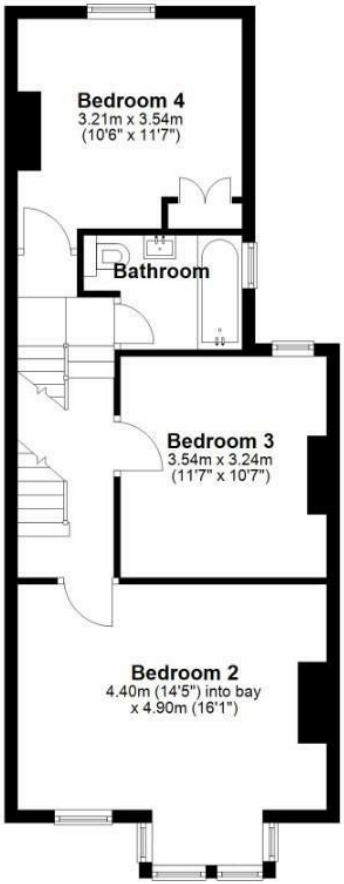
Ground Floor

Approx. 73.8 sq. metres (794.4 sq. feet)



First Floor

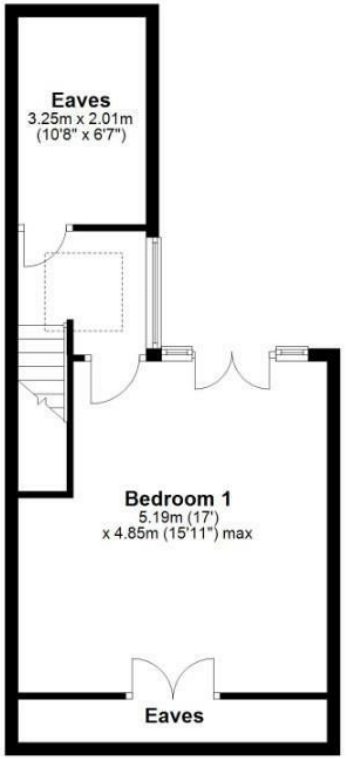
Approx. 54.3 sq. metres (584.6 sq. feet)



Second Floor

Main area: approx. 28.3 sq. metres (304.7 sq. feet)

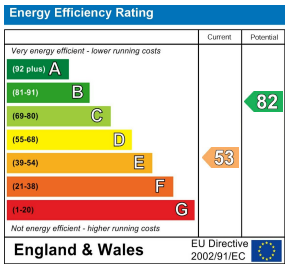
Plus eaves, approx. 9.8 sq. metres (105.6 sq. feet)



Main area: Approx. 156.4 sq. metres (1683.8 sq. feet)

Plus eaves, approx. 9.8 sq. metres (105.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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.












THE FRY



