



40a Hinton Way, Great Shelford, Cambridge, CB22 5BB

Guide Price: £1,500,000 Freehold



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***READY FOR OCCUPATION* A BRAND NEW, SUBSTANTIAL DETACHED, HIGH-END CONTEMPORARY FAMILY HOME SITUATED ON THE WELL-REGARDED HINTON WAY, CONVENIENTLY LOCATED FOR THE VILLAGE AND WELL-PLACED FOR GREAT SHELFORD TRAIN STATION.**

- New-build detached house ready for occupation • 2597.9 sq ft / 241.4 sq m (including home office) •
- 5 bedrooms • 4 bathrooms • 2 reception rooms • Garden studio/home office •
- Carport plus ample driveway parking • High specification kitchen from ByDesign •
- Air source heat pump • 3.6 kW solar PV panels to roof • EPC 'B'rating • Sought-after village location •

The stunning detached home offers generous living accommodation, set over three floors and comprises a spacious entrance hall with feature full height vaulting to the skylight in the roof, and bespoke oak stairs with glass balustrade leading to the first and second floors.

From the entrance hall you step down to the most impressive kitchen/dining/family room with two sets of folding doors opening to a large rear terrace and landscaped rear garden. The kitchen itself features luxury 'ByDesign' custom built units complimented with quartz work surfaces and integrated Miele appliances.

A generous separate living room is to the front of the property with a feature bay fronted window, log burning stove and beautiful herringbone engineered oak flooring.

The first floor accommodation comprises a principal bedroom, situated to the rear of the property with dressing room and a well appointed en-suite shower room. There are two further bedrooms to this floor, along with a family bathroom.

The second floor accommodation offers two further spacious double bedrooms, each benefiting from large en-suites.

Outside, the property is set back from the road with a driveway providing ample parking and leading to a single carport. There is gated side access leading to the enclosed landscaped rear garden, which is laid mainly to lawn, with a paved terrace, planted beds and a detached garden office/studio with a covered seating area, ideal for an outside kitchen. The garden is enclosed by fencing and offers a good degree of privacy.

Agent's Note

Please note that all internal images are of the neighboring property, finished to the same specification, but a mirror image layout. Furnished images are computer generated and are intended as a guide only. The property is ready for occupation.

Location

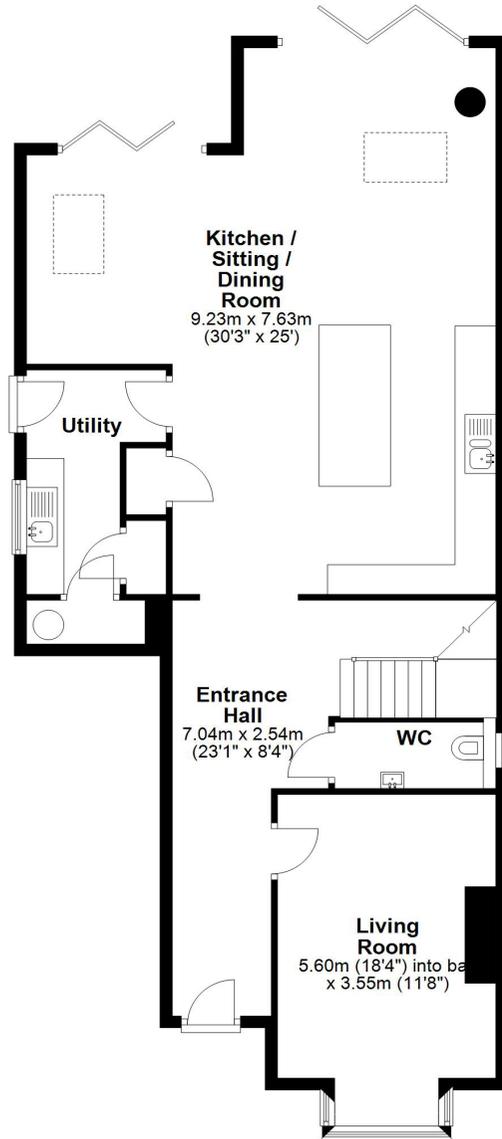
Great Shelford is a sought-after village just to the south east of the city, with an excellent range of facilities including primary school, health centre, recreation ground, library, church and a range of shops including supermarket, bakery, chemist and butcher.

The M11, Shelford Railway Station and Addenbrooke's / Biomedical Campus are easily accessible.



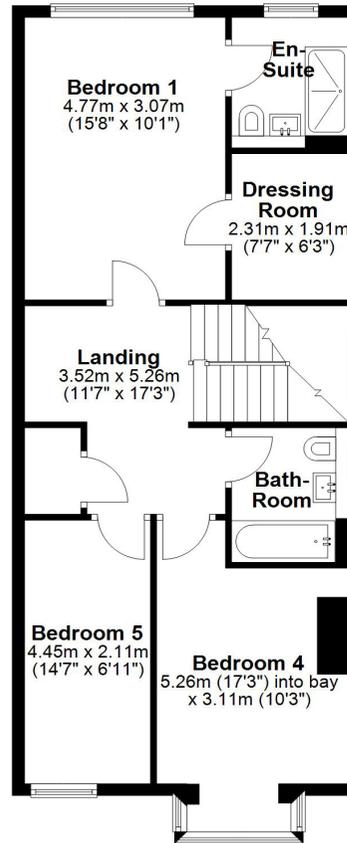
Ground Floor

Approx. 108.3 sq. metres (1165.6 sq. feet)



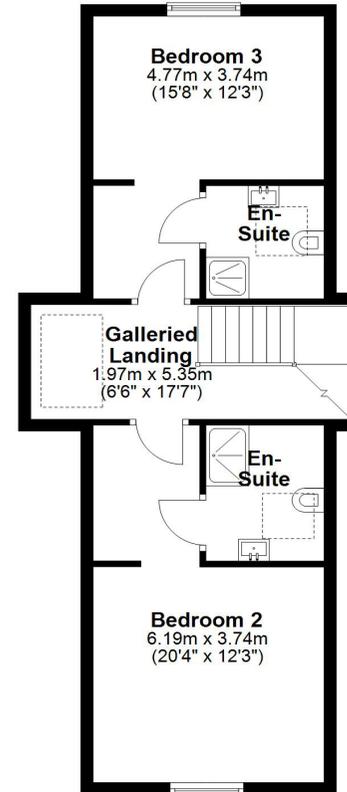
First Floor

Approx. 69.6 sq. metres (749.6 sq. feet)



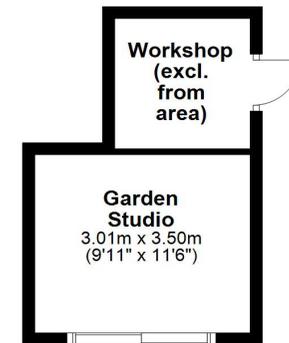
Second Floor

Approx. 52.9 sq. metres (569.3 sq. feet)



Outbuilding

Approx. 10.5 sq. metres (113.4 sq. feet)



Total area: approx. 241.4 sq. metres (2597.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



