



44 Hinton Way, Great Shelford, Cambridge, CB22 5BB  
Guide Price £875,000 Freehold



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**AN ATTRACTIVE BAY-FRONTED, 1930'S SEMI-DETACHED HOUSE, EXTENDED AND MUCH IMPROVED, SET WITHIN A GENEROUS, MATURE GARDEN WITH STUNNING VIEWS ACROSS THE FIELDS AND JUST A SHORT WALK FROM THE MAIN LINE TRAIN STATION AND THRIVING VILLAGE CENTRE.**

- 1930's semi-detached house
- 4 beds, 3 baths, 2 receipts
- Gas-fired central heating to radiators
- Garden studio
- Council tax band - E
- 1850 sqft/171 sqm
- 0.12 acres
- Off road parking and garage
- EPC - C / 73
- Large kitchen/dining/family room

The property occupies a fine non-estate position set back from the road and just a short walk from the village centre with easy access to Addenbrooke's and Cambridge city centre via the Sustrans cycle track. The house offers beautifully presented accommodation arranged over three floors, in total measuring 1850 sqft. The property is set within delightful private gardens with off road parking and a garage.

In brief, the accommodation comprises a spacious reception hall with stairs to first floor accommodation, fitted cupboards under the stairs and hardwood flooring. The bay-windowed sitting room boasts a beautiful 1960's fireplace with decorative tiles surrounding a Contura wood burner. Bespoke arched doors lead through to the lounge, which has a second Contura wood burning stove with a beautiful mantle and over mirror, along with bespoke alcove fitted cabinets and book shelving. The kitchen/dining room has a vaulted ceiling incorporating Velux roof lights with remote controlled blinds and patio doors to the garden. The kitchen is fitted with hand-made cabinetry, complemented by Iroko work surfaces and a walk-in pantry. There are a host of integrated appliances which include an induction hob, double oven, fridge/freezer and a Miele dishwasher. Off the kitchen is a utility room, which incorporates a shower and WC.

On the first floor there are three good sized bedrooms including a most attractive bay-fronted bedroom and a family bathroom comprising a low-level WC, double basin vanity unit, panel bath, fitted storage cupboards and attractive wall and floor tiles. An oak staircase rises to the second floor where the master suite is a generously proportioned room with oak flooring, eaves storage and French doors to a Juliet balcony with far reaching views over the Gog Magog Hills. The ensuite comprises a closed closet WC, vanity wash hand basin and a generous walk-in shower complemented by attractive wall and floor tiles.

Outside, a gravel driveway provides parking for at least four cars and leads to the garage with folding doors, power and light connected, fitted shelving, laminate flooring and a wall mounted gas-fired central heating boiler. The garage could easily be converted into additional living space if required, subject to planning consents. Gated access leads to the rear garden, which is laid mainly to manicured lawns flanked by well-stocked flower and shrub borders, a generous patio ideal for alfresco dining, a selection of specimen trees and bushes, plus an attractive office/studio room. At the end of the garden there is an additional patio with wonderful views over farmland.

#### **Location**

Great Shelford is a sought-after village to the south-east of the city, with an excellent range of facilities including primary schools, health centre, recreation ground, library, a range of shops including supermarket, bakery, chemist, butcher and several pubs. The M11, Shelford railway station and Addenbrooke's / Biomedical Campus are easily accessible.

#### **Tenure**

Freehold

#### **Services**

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

#### **Statutory Authorities**

South Cambridgeshire District Council  
Council tax band - E

#### **Fixtures and Fittings**

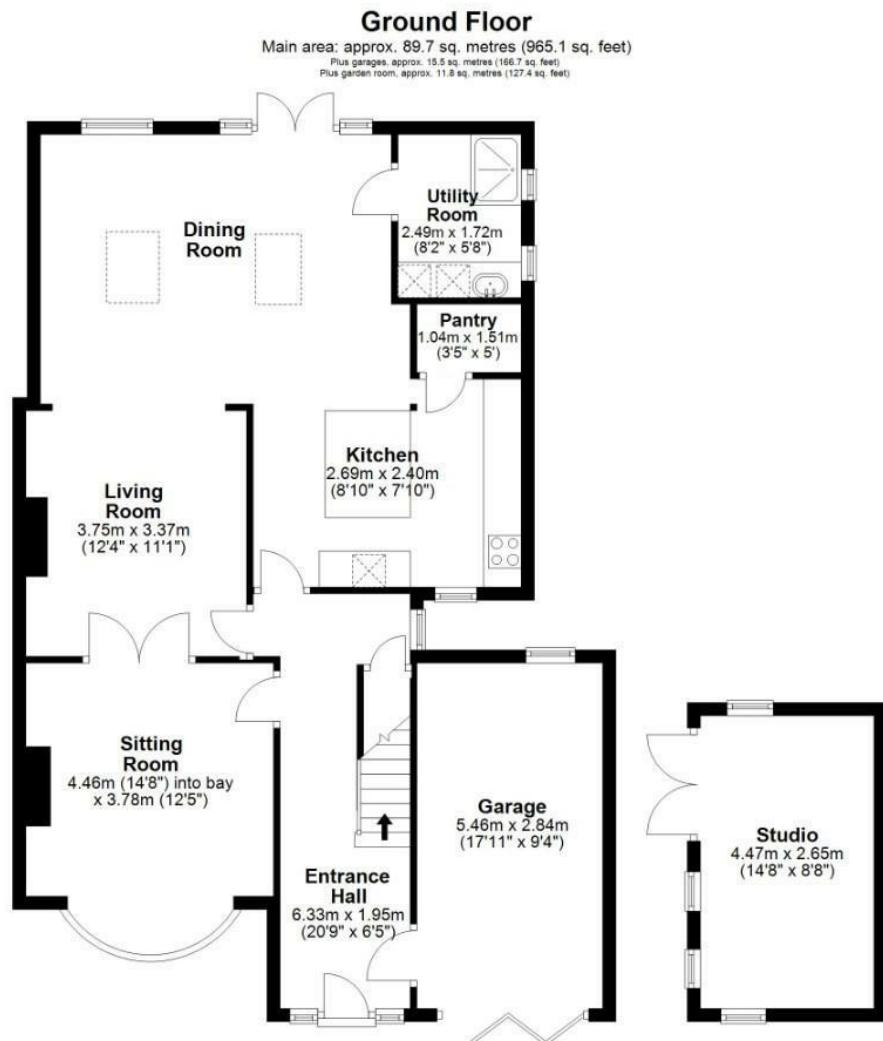
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

#### **Viewing**

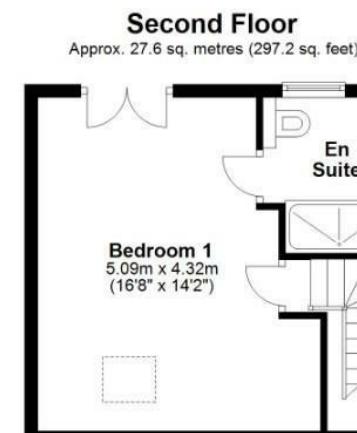
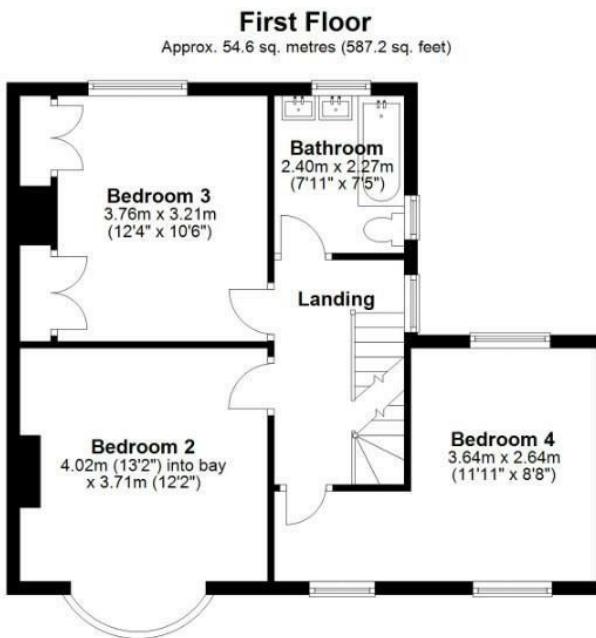
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris







Main area: Approx. 171.8 sq. metres (1849.5 sq. feet)  
 Plus garages, approx. 15.5 sq. metres (166.7 sq. feet)  
 Plus garden room, approx. 11.8 sq. metres (127.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(B2 plus)	A		
(B1-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-26)	G		
Not energy efficient - higher running costs			
England & Wales		73	83
EU Directive 2002/91/EC			



