



HARVEY ROBINSON

Offers In Excess Of
£560,000
Church End
Hilton, PE28 9NJ

- Detached Family Home
- Four Bedrooms
- Double Garage and Ample Parking
- Sought After Village Location

- Spacious Garden
- Available Chain Free
- Open Plan Kitchen Diner
- En-suite to Primary Bedroom

4 

2 

2 



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are thrilled to offer for sale this spectacular four-bedroom detached family home, in the popular and sought-after village of Hilton. Located on the outskirts of the village, this property boasts countryside views whilst remaining close to local amenities. Available with no onward chain, this property is immaculately presented throughout and is move-in ready. The downstairs accommodation in brief comprises a spacious entrance hall with an exposed brick feature wall, a spacious dual-aspect lounge, conservatory, a renovated open-plan kitchen/diner with a breakfast bar and sliding doors to the garden, utility room, and downstairs cloakroom. Leading upstairs, there is a light and airy landing with a Juliet balcony, four generously-sized bedrooms, an en-suite to the master bedroom, and a family bathroom. Outside, the property is set back from the road and benefits from a large driveway with ample off road parking, which connects to a double garage. In addition, there is plenty of greenery and foliage which helps keep the property private and secluded. At the side of the property, there is a secure gate which provides you with access to the door to the garage, access to the rear garden, and also convenient access to the property through the side door in the utility room. At the rear of the property, you are welcomed into the peace and tranquillity of the garden. Large in size, the garden is the perfect addition to the property and also benefits from the decked patio area. This property is a perfect purchase for both a growing or established family and we expect interest to be high so we would strongly recommend viewing before it is too late!



LOCATION AND AMENITIES

Hilton is a highly sought after, picturesque village situated between St Ives and Cambridge. A short walk away from the property is the village green and cricket pitch spanning almost 27 acres which hosts annual village events such as bonfire night and Feast Week. Also found on the green is the turf maze which is one of only 8 remaining in the country, originally cut by William Sparrow in 1660 and enjoyed by the residents of the village since. There is a popular pub and newsagents within walking distance of the property. The village is popular with commuters with Huntingdon train station being accessible within a ten-minute drive providing easy access into central London within an hour. Cambridge city centre is also easily accessible via car on the A14 or via the busway park & ride terminal in St Ives. The market town of St Ives is approximately 5 miles away with plenty of shops, along with some great independent stores and cafes. The pubs are also highly rated by residents, and you'll find plenty of great restaurants in the area. The village is serviced by schools in nearby villages of Fenstanton or Elsworth whilst a secondary school can be found in Swavesey. There are also independent schools in Kimbolton, Oundle and Cambridge.





FAQ'S

Tenure: Freehold
Post Code for SatNav: PE28 9NJ
What3Words Location: hobbit.shops.ulterior
Property Constructed: 1972
Seller's Owned Property: Since 2016
Seller's Onward Movements: Relocating out of the Area
School Catchment Areas: Fenstanton Primary and Swavesey Village College
Boiler Replaced: 2016 with partial service history
Council Tax Band: E
EPC Rating: D
Rear Garden Aspect: North-West
Garden Fence Boundaries: All
Loft: Boarded with a light and ladder
UPVC Windows: 2016
Water Meter: No



GENERAL

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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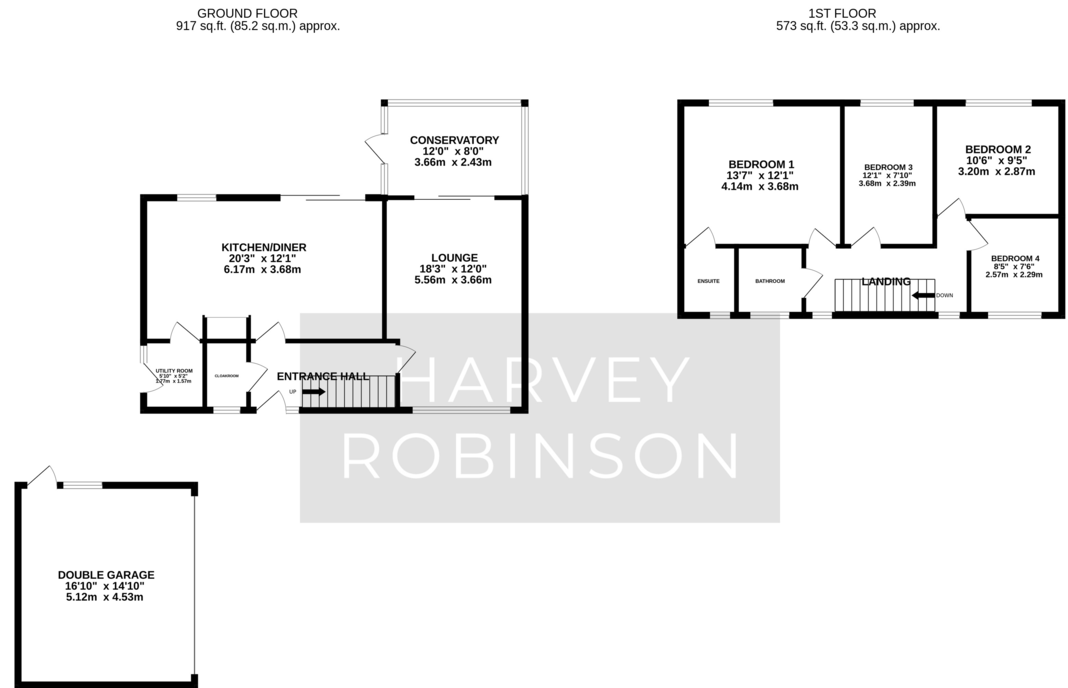
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British Property Awards 2023 & 2024 – Gold Winner
4.9 Star Google Review Rating







TOTAL FLOOR AREA : 1491 sq.ft. (138.5 sq.m.) approx.
 Made with Metropix 62024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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