



HARVEY ROBINSON

Offers In Excess Of  
£300,000

Church Lane  
Hilton, PE28 9NH

- Semi-Detached Bungalow
- Constructed in 2007
- Two Bedrooms
- Off Road Parking and Garaging

- South-Easterly Facing Garden
- Generous Mature Corner Plot
- Well-Presented Throughout
- Sought After Village Location

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## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are pleased to offer for sale this immaculately presented semi-detached bungalow situated at the end of a quiet cul-de-sac in Hilton. Occupying a mature corner plot, this rarely-available property is offered with no forward chain and vacant possession. In brief, the property consists of a generous entrance hall, a dual aspect lounge with French doors accessing the rear garden, a well-presented kitchen breakfast room, two bedrooms, and a spacious family shower room. The accommodation is completed with a garage which has been partially, temporarily converted, offering the flexibility of further storage or parking space or an additional reception room if required. The rear garden is mainly laid to lawn with mature hedging providing an excellent degree of privacy to this south-easterly facing garden. To the front, there is a substantial block paved driveway providing off road parking for numerous vehicles which is again lined with mature shrubs and hedges. Viewing of this property is highly recommended and can be organised by contacting our St Ives office.



## LOCATION AND AMENITIES

Hilton is a highly sought after, picturesque village situated between St Ives and Cambridge. Directly in front of 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 9NH

What3Words Location: suffice.validated.flies

Property Constructed: 2007

Council Tax Band: C

EPC Rating: C

Current Owners Purchased Property: 11 years ago

Seller's Onward Movements: No Forward Chain

School Catchment Areas: Fenstanton and Hilton Primary and Swavesey Village College

Boiler Installed: 2019 and serviced annually

Loft: Boarded with Light and Ladder

## AGENTS NOTE

The single garage has been partially converted into an additional reception room. A window has been added to the front of this space allowing it to be used as living space. The roller garage door remains in place, however and as this conversion is partial and temporary, this could be easily converted back into a garage should this be preferred.

## 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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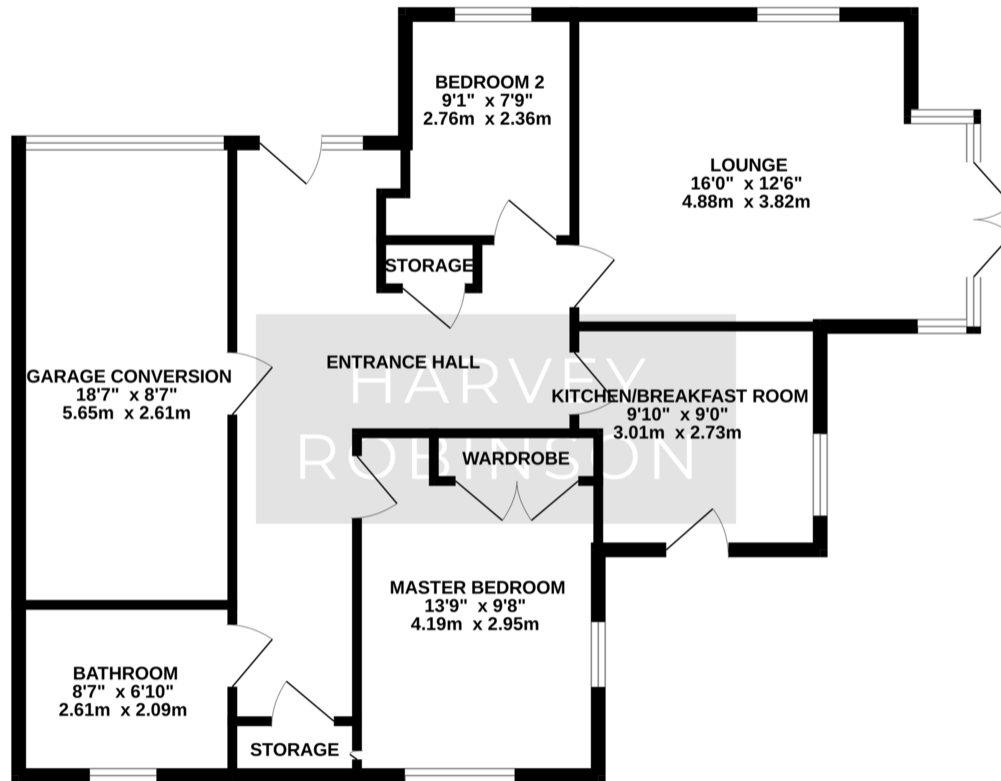
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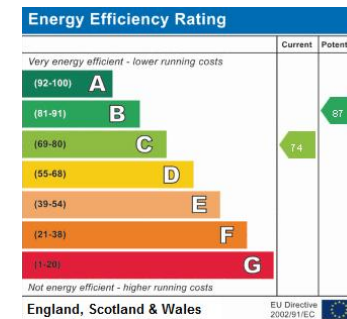




GROUND FLOOR  
889 sq.ft. (82.5 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.5 sq.m.) approx.



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

HARVEY ROBINSON

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