

A photograph of the rear garden of a semi-detached house. On the left is a white garage with a brown door and a green door. The main house is made of light-colored brick with a tiled roof. There are several windows, some with white frames. A small lawn with some fallen leaves is in the center. To the right is a brick wall and a large black water butt. Three bins (black, blue, and green) are visible near the house. Bare tree branches are in the foreground.

HARVEY ROBINSON

£400,000
Scotts Crescent
Hilton, PE28 9PG

- Detached Family Home
- Four Bedrooms
- Single Garage
- Ample Off Road Parking

- Downstairs Cloakroom
- Private Rear Garden
- Sought After Village Location
- Swavesey Village College Catchment



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are pleased to bring to market For Sale this well-presented and rare-available four bedroom detached family home. Situated in the popular village of Hilton, the property has excellent transport links as well as falling within the catchment area of Swavesey Village College making this property perfect for a young family or commuter. Arranged over two floors, the property is centred around a light and airy entrance hall with full height windows overlooking the pleasant front garden and providing stairs to the first floor and access to the ground floor rooms. The ground floor accommodation in brief comprises a downstairs cloakroom, a kitchen breakfast room housing the gas central heating boiler, a dining room which could be incorporated into the kitchen (STPP) and a separate front to back lounge. To the first floor, there are four bedrooms and a family bathroom which is fitted in a white three piece suite. The property benefits from a neutral colour palette throughout as well as UPVC windows and doors which were refitted between 2017 and 2019. Outside, the front garden is primarily laid to lawn and provides the property with an excellent degree of privacy. There is a single garage with up and over door as well as a driveway to the front of the house. To the rear, there is a pleasant, private rear garden which is well-established and enclosed. Offered for sale with no forward chain, this property is expected to be popular. Please contact our St Ives office to arrange your viewing.



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 9PG

What3Words Location: fired.eliminate.sifts

Council Tax Band: D

EPC Rating: E

UPVC Replaced: 2017 and 2019

School Catchment Areas: Fenstanton Primary and Swavesey Village College

Seller's Onward Movements: No Forward Chain



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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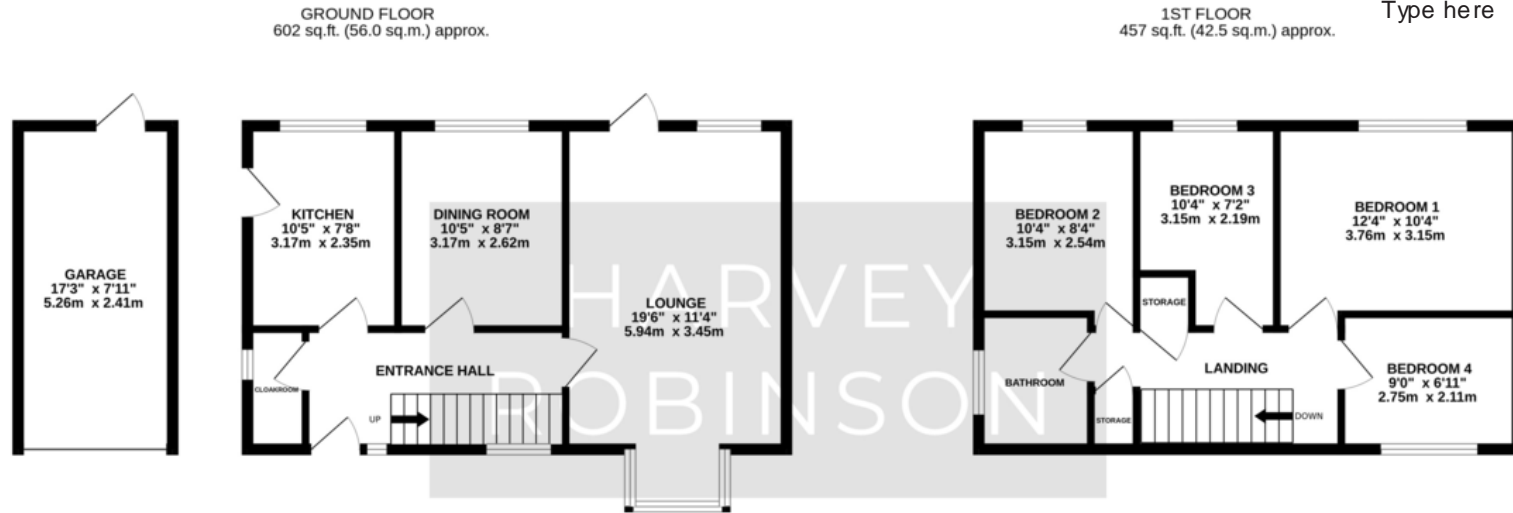
4.9 Star Google Review Rating





FAQs

Type here



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	51 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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