

# 20 CHEQUERS CROFT

HILTON • PE28 9PD







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- Excellent Detached Family Home
- Four Bedrooms
- En Suite And Family Bathroom
- Three Reception Rooms
- Beautiful Gardens Of Approximately A Third Of An Acre
- Garden Room
- Detached Double Garaging And Off Road Parking
- Backing On To Fields
- Cul De Sac Location
- Highly Desirable Village

This fine family home is located at the end of a private cul de sac and situated on a stunning plot approaching a third of an acre. The property offers excellent accommodation throughout offering ample family sized accommodation. There is ample off road parking provision and the property backs on to fields.

The picturesque village of Hilton lies approximately 11 miles North West of Cambridge, approximately 5 miles South of St Ives and approximately 7.5 miles South West of Huntingdon. Hilton has one of the largest village greens in England of around 27 acres as well as what is thought to be the oldest turf maze in the country dating back to 1660. The village also offers pretty countryside walks as well as a convenience store/post office, village hall and pavilion, cricket pitch and Public House as well as being in close proximity to major transport links.



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Guide Price £750,000

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Solid Timber Door To

### **RECEPTION HALL**

Window to front aspect, coving to ceiling, cloaks cupboard, two radiators, stairs top first floor.

### **CLOAKROOM**

Double glazed window to side aspect, fitted in a two piece suite comprising low level WC, wash hand basin, coving to ceiling, radiator.

### **STUDY**

8' 6" x 7' 5" (2.59m x 2.26m)

Double glazed window to front aspect, coving to ceiling, radiator, under stairs storage cupboard.

### **DINING ROOM**

14' 2" x 9' 9" (4.32m x 2.97m)

Double glazed window to front aspect, coving to ceiling, radiator, double doors to





## LIVING ROOM

16' 9" x 14' 3" (5.11m x 4.34m)

Double glazed French doors to garden aspect, coving to ceiling, two radiators, central feature fireplace with timber surround and inset coal effect gas fire, door to

## GARDEN ROOM

13' 8" x 7' 8" (4.17m x 2.34m)

A double aspect room with two double glazed windows to rear and double glazed window to side aspect, part vaulted ceiling with Velux window, UPVC double glazed door to patio area, radiator, tiled flooring, exposed brickwork.

## KITCHEN/BREAKFAST ROOM

17' 9" x 12' 0" (5.41m x 3.66m)

A double aspect room with double glazed windows to side and rear aspects, double glazed French doors to patio area, fitted in a comprehensive range of base, drawer and wall mounted units with complementing work surfaces and tiling. Stainless steel one and a half bowl single drainer sink unit, space for electric cooker, spaces and plumbing for dishwasher and washing machine, space for fridge freezer, integrated fridge, coving to ceiling, recessed down lighters, tiled flooring.

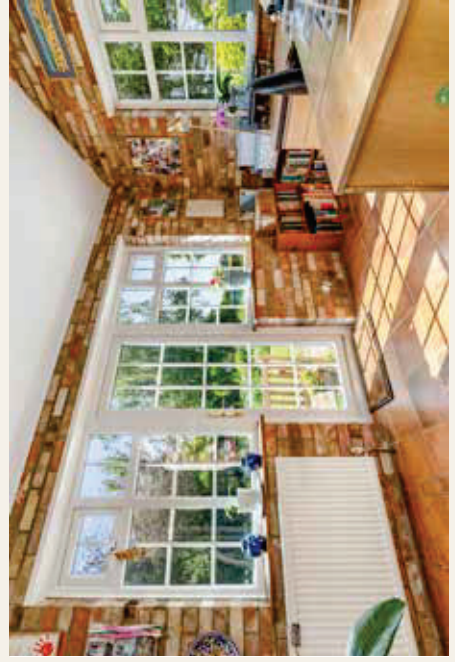
## FIRST FLOOR LANDING

Double glazed window to side aspect, access to loft space, radiator, airing cupboard housing hot water cylinder.

## PRINCIPAL BEDROOM

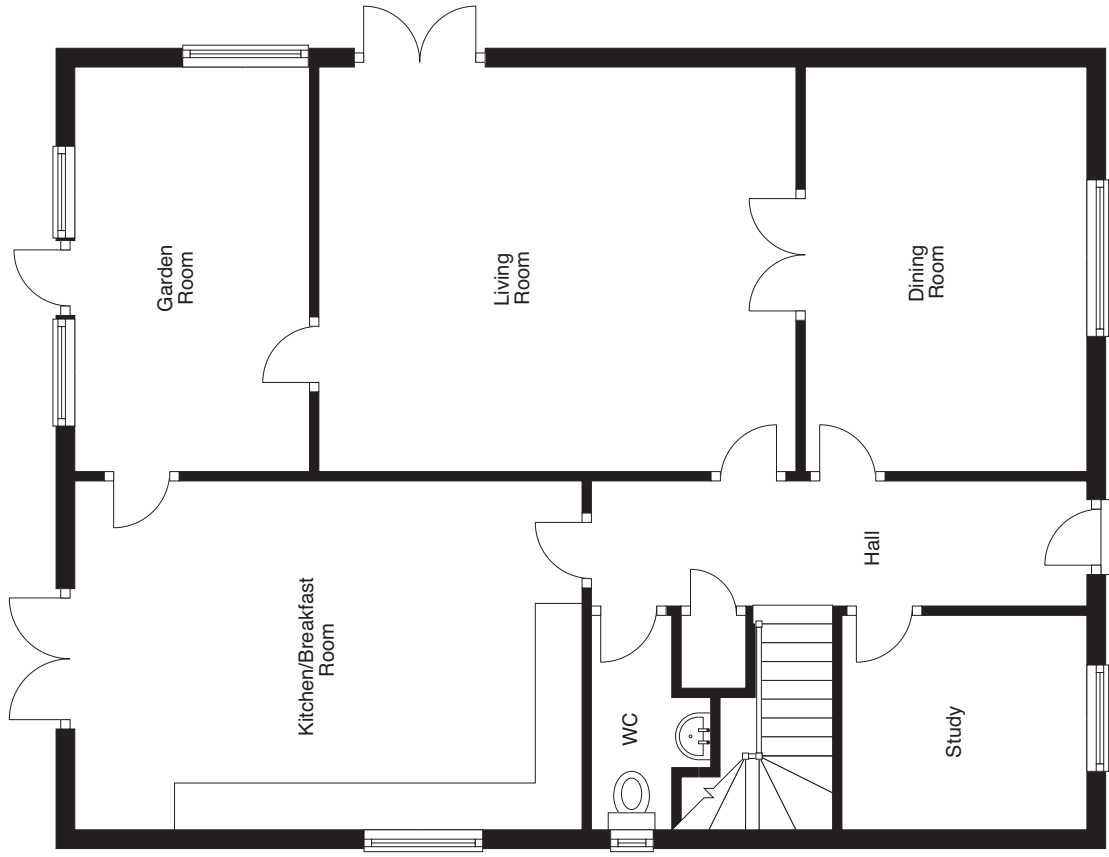
12' 1" x 10' 9" (3.68m x 3.28m)

Double glazed window to rear aspect, radiator, three double built in wardrobes with cupboards over, hanging and shelving, door to



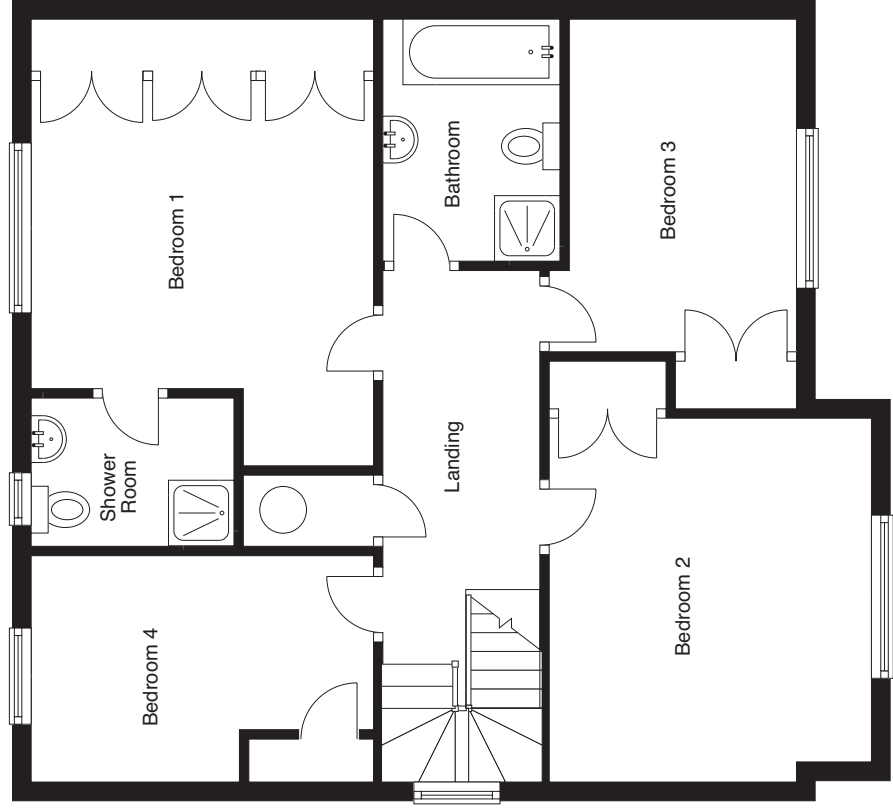
### Ground Floor

Approx. 88.2 sq. metres (949.6 sq. feet)



### First Floor

Approx. 69.7 sq. metres (749.7 sq. feet)



## EN SUITE SHOWER ROOM

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC, wash hand basin, shower cubicle, complementing tiling, radiator.

## BEDROOM 2

12' 9" x 11' 3" (3.89m x 3.43m)

Double glazed window to front aspect, double built in wardrobe with hanging and shelving, radiator.

## BEDROOM 3

11' 7" x 8' 3" (3.53m x 2.51m)

Double glazed window to front aspect, radiator, double built in wardrobe with hanging and shelving.

## BEDROOM 4

12' 10" x 7' 8" maximum (3.91m x 2.34m)

Double glazed window to rear aspect, built in wardrobe, radiator, door to airing cupboard.

## FAMILY BATHROOM

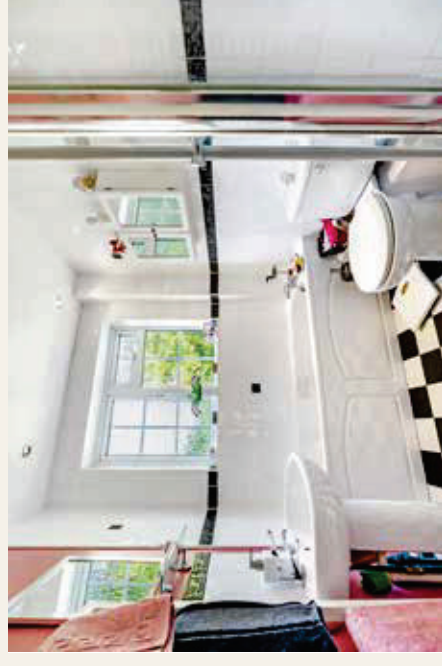
Double glazed window to side aspect, fitted in a four piece suite comprising low level WC, wash hand basin, panel bath, separate shower cubicle, complementing tiling, heated towel rail, recessed downlighters.

## OUTSIDE

To the front of the property is a gravel driveway providing off road parking for a number of vehicles leading to the **Detached Double Garage** measuring 16' 0" x 16' 0" (4.88m x 4.88m) with twin up and over doors, personal door to side aspect, power and lighting. The front garden is laid to lawn with mature planting. Side gated access leads to the rear garden with an extensive patio area with the entire plot measuring approximately a third of an acre with beautiful mature borders and planting with a variety of established trees offering stunning views across fields, mature hedging, outside lighting and tap, garden shed.

## TENURE

Freehold  
Council Tax Band - F







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