



9 High Street

Hinxton
CB10 1QY

Offers in Excess of
£500,000



BEE MOVING SOON



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

NO ONWARD CHAIN
 STUNNING FARMLAND VIEWS
 EXTENSION POTENTIAL (STPP)
 THREE GOOD SIZED BEDROOMS
 CLOAKROOM
 OPEN PLAN LOUNGE / DINING ROOM
 SQ FT - 1162.3
 COUNCIL TAX BAND - E
 EPC - D / 67



Positioned in an elevated setting, within the heart of this highly regarded village and providing views over open farmland to the rear, is this established three bedroom family home, which offers versatile accommodation arranged over two floors, retaining much of its traditional charm. Many homes in the area have been extended and this property offers this in abundance with potential to extend to rear and side aspects (stpp). Your attention is drawn directly to the main reception room, which benefits from being of dual aspect and providing views over the mature garden and farmland to rear. The property also benefits from being offered for sale with no onward chain.

The property is of traditional brick construction and accommodation comprises, entrance hallway, cloakroom, lounge / dining room, kitchen, utility room, integral garage, three first floor bedroom and family bathroom, driveway and garage.

Hinxton is one of South Cambridgeshire most sought after villages, providing excellent transport links, in and out of the City and easy access to the Wellcome Genome Campus, which is short stroll away. The village itself benefits from a local public house / restaurant, local church, recreation ground, local walks. In the neighbouring village of Sawston you will find a bustling high street, with a wide variety of local shops, including supermarket and general stores. Hinxton is nestled between two mainline trainline with links into London and Cambridge both within three miles away.







ENTRANCE HALLWAY

A welcoming entrance hallway with stairs rising to first floor, radiator and doors leading to.

CLOAKROOM

Two piece cloakroom suite comprising low level w/c and wash hand basin, double-glazed window to side aspect.

LOUNGE / DINING ROOM

7.421m x 3.28m (24' 4" x 10' 9")

Benefiting from being of open plan design and of dual aspect, allowing the light to flood through via the double-glazed window to front aspect and door and window to rear aspect, feature fireplace, radiator.

KITCHEN

3.484m x 2.89m (11' 5" x 9' 6")

Double-glazed window to rear aspect, providing views over the mature garden, range of wall and base mounted units, incorporating double oven, hob with extractor, single sink drainer with mixer taps, plumbing for dishwasher, pantry cupboard, part tiled walls.

UTILITY ROOM

2.418m x 2.214m (7' 11" x 7' 3")

Two windows to rear aspect, door to side aspect, leading to garden, plumbing for washing machine, sink with taps, part tiled walls, integral door leading to garage.

LANDING

Double-glazed window to side aspect, airing cupboard with storage, radiator, loft access, doors leading too.

BEDROOM ONE

3.6m x 3.31m (11' 10" x 10' 10")

A good size master bedroom with double-glazed window to front aspect, double wardrobe with shelving, hanging and storage space, radiator.

BEDROOM TWO

3.459m x 3.08m (11' 4" x 10' 1")

A further double bedroom which benefits from double wardrobe with shelving, hanging and storage space, double-glazed window to rear aspect, provides views over open farmland, vanity wash hand basin, radiator.

BEDROOM THREE

2.64m x 2.12m (8' 8" x 6' 11")

A good sized third bedroom, which benefits from over stairs storage cupboard, double-glazed window to front aspect, radiator.

BATHROOM

Four piece bathroom suite comprising low level w/c, wash hand basin, bath, shower cubicle, heated towel rail, obscure double-glazed windows to side and rear aspects.

GARAGE

5.7m x 2.662m (18' 8" x 8' 9")

A generous sized garage with up and over door, work pit, power and light.

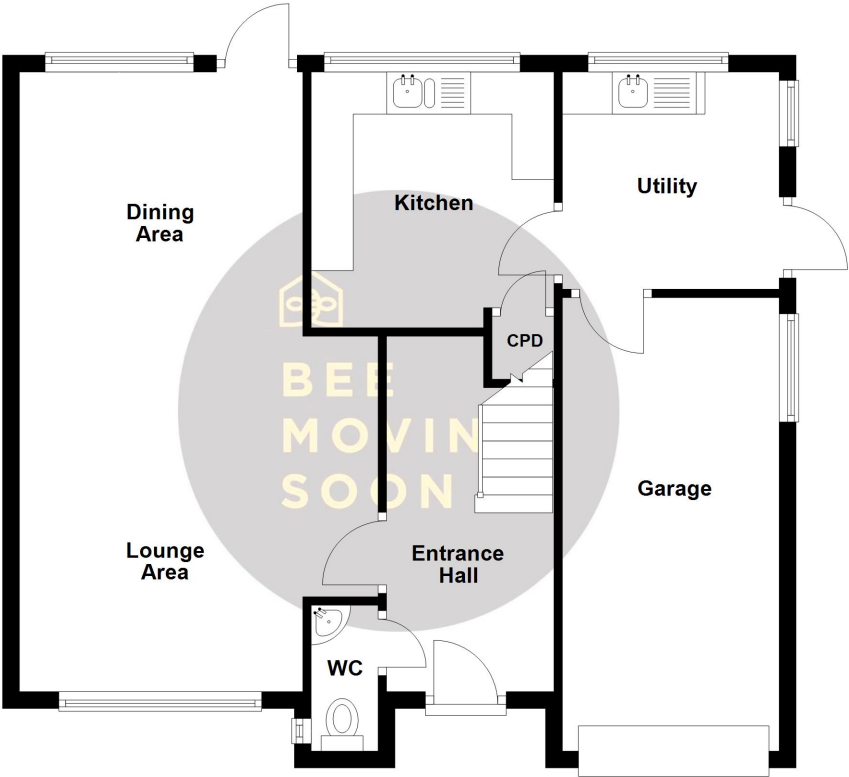
GARDENS

The property sits on established and elevated plot, with the dwelling centrally located, which means it benefits from gardens to both sides and rear aspect, the rear garden further more benefits from views over open farmland. The gardens are majority laid to lawn, with a wide variety of mature plants and shrubs set to edges, you will find a summer terrace seating area to the rear of the garden, which provides ample opportunity to entertain family and friends on a summers evening. To the front of the property is a generous driveway providing ample off road parking and further lawn areas.

FLOORPLAN

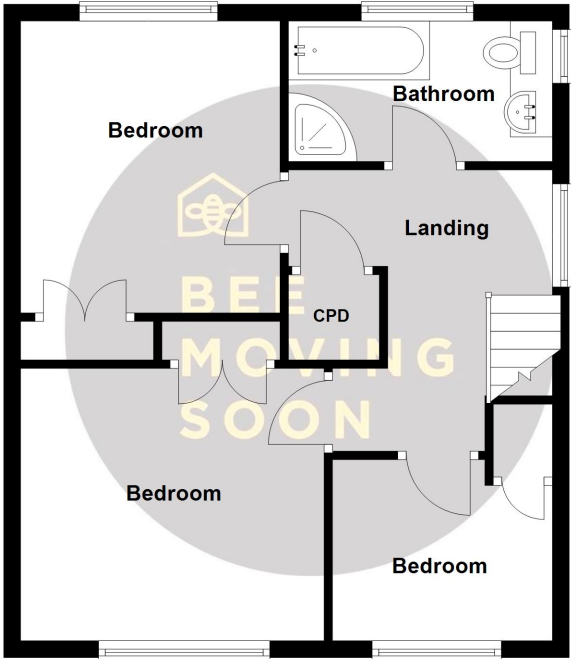
Ground Floor

Approx. 61.0 sq. metres (656.5 sq. feet)



First Floor

Approx. 47.0 sq. metres (505.8 sq. feet)



Total area: approx. 108.0 sq. metres (1162.3 sq. feet)

Floor plan to be used for guidance only.
Plan produced using PlanUp.





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