



Church Green, Hinxtton, CB10 1RA

CHEFFINS

Church Green

Hinxton,
CB10 1RA

- Handsome Grade II Listed cottage
- Abundance of period charm
- 3/4 Bedrooms in the main house and a self contained annexe
- Double garage and outbuilding
- 0.36 of an acre plot
- Picturesque village location

A charming Grade II listed thatched cottage that exudes character and charm throughout, set amidst a picturesque village. The property enjoys an inviting interior featuring exposed beams, an inglenook fireplace and a stunning kitchen area. In addition there is a self contained annexe offering versatility and the perfect space for guests or as a home office.

4 2 3

Guide Price £1,050,000





LOCATION

Hinxton has its own fine church and local inn/restaurant. The fine old market town of Saffron Walden is 5 miles south with shopping and recreational facilities and the University City of Cambridge is about 9 miles north. Audley End mainline station is 7 miles away and Whittlesford station is 3 miles, both with trains to London's Liverpool Street. The nearest motorway access points are at Stump Cross (Junction 9 - south only) approximately 1 mile away and Duxford Junction 10 - (north and south) is 3 miles.

GROUND FLOOR

ENTRANCE HALL

Entrance door and window to the front aspect, staircase rising to the first floor with understair storage cupboard, integrated coat cupboard and doors to adjoining rooms.

LIVING ROOM

Windows to the front and side aspects and attractive inglenook fireplace with open fire and copper hood. Doorway to:

INNER HALLWAY

Glazed door opening to the garden and door to:

DINING ROOM

Windows to the side aspect and feature fireplace with wood burning stove.

CLOAKROOM

Comprising stone wash basin with vanity unit beneath, low level WC and window to the rear aspect.

FAMILY ROOM

Windows to the front and rear aspects, fitted storage cupboard and opening to:

KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units, ceramic butler sink, space and plumbing for dishwasher and space for American style fridge freezer and Aga with extractor hood over. Windows to the front and rear aspects and door to:

UTILITY ROOM

Fitted with base and eye level units, butler sink, space and plumbing for washing machine and tumble dryer. Windows to the front and rear aspects and door opening to the rear garden.

FIRST FLOOR

LANDING

Doors to adjoining rooms and window to the front aspect.

BEDROOM 1

Window to the side aspect and fitted wardrobes.

BATHROOM

Comprising pedestal wash basin, free-standing roll top bath with shower attachment, low level WC, heated towel rail and integrated storage cupboard. Obscure glazed window to the side aspect.

BEDROOM 2

Windows to the front and side aspects and fitted wardrobes.

SHOWER ROOM

Comprising ceramic wash basin, low level WC, shower enclosure with dual shower heads and obscure glazed window to the rear aspect.

BEDROOM 3/STUDY

Windows to the front and rear aspects. Door to:

BEDROOM 4

A vaulted room with window to the front aspect and door to a walk-in wardrobe.

OUTSIDE

A five bar gate provides a vehicular access to a gravelled driveway providing off-street parking for several vehicles and access to the double garage. The front garden is laid to lawn with mature hedge borders. To the rear of the property is a raised paved terrace for al fresco entertaining and the garden is predominantly

laid to lawn with mature beds bordering with a further terrace area. In addition to the main house is a detached outbuilding which was the old fire engine house for the village.

DOUBLE GARAGE

Electric up and over doors, power and lighting connected and an adjoining lean-to wood store. A door to the rear of the garage opens to:

ANNEXE

Kitchen area fitted with base and eye level units, induction hob with extractor hood over, stainless steel sink, wine cooler, electric oven and integrated fridge freezer. Window to the rear aspect and staircase rising to the upper floor with understair storage cupboard. The upper floor provides a bedroom with recessed storage area, windows to both side aspects and Velux windows to the rear providing a good degree of natural light. There is an en suite comprising ceramic wash basin with vanity unit beneath, low level WC and shower enclosure with dual shower heads, heated towel rail, fitted storage cupboard and Velux window.

MATERIAL INFORMATION

- Tenure - Freehold
- Council tax band - G

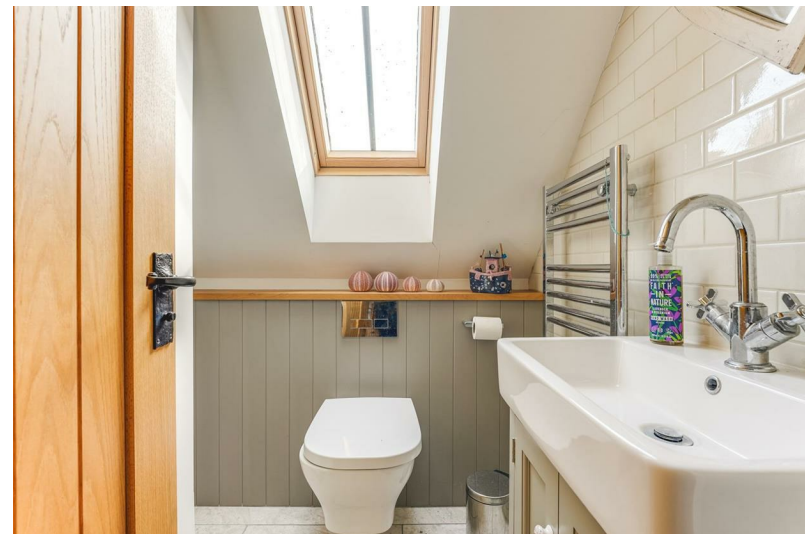
VIEWINGS

By appointment through the Agents.





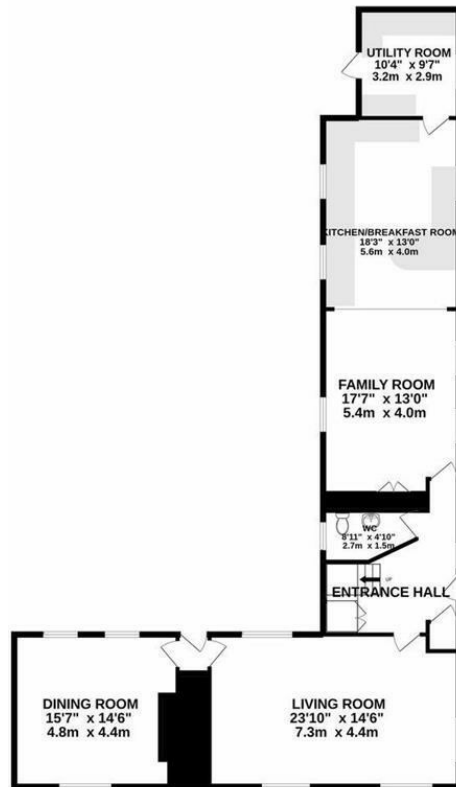




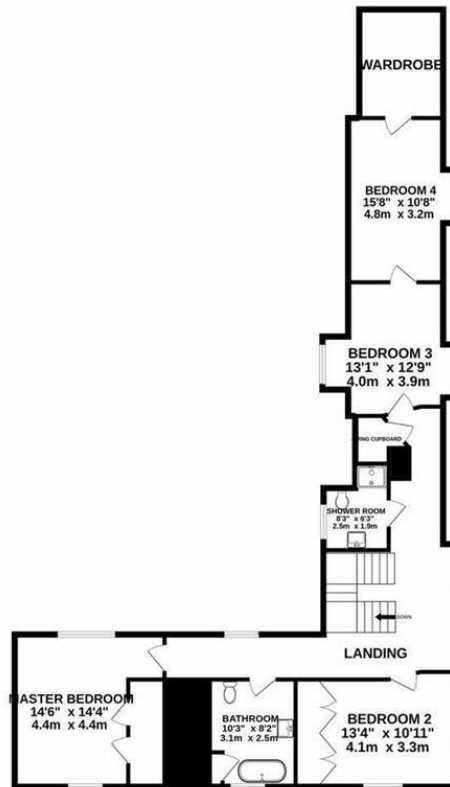
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Local Authority - South
Cambridgeshire



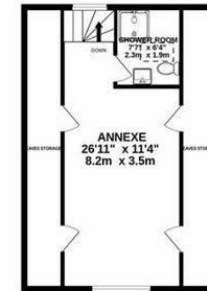
GROUND FLOOR
1296 sq.ft. (120.4 sq.m.) approx.



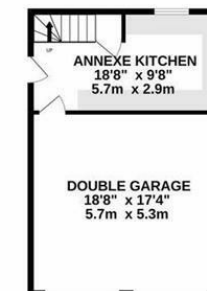
1ST FLOOR
1168 sq.ft. (108.5 sq.m.) approx.



ANNEXE 1ST FLOOR
502 sq.ft. (46.7 sq.m.) approx.



GARAGE/ANNEXE GF
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 2948sq.ft. (273.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.