



Westbrook, Hilton

In Excess of £385,000



HARVEY  
ROBINSON

- Semi Detached Home
- Five Bedrooms
- Two Reception Rooms
- Perfect First Time Home
- Downstairs Cloakroom
- Extended Accommodation
- Enclosed Rear Garden
- Off Road Parking
- Annexe Potential
- Sought After Village Location

#### FAQ'S

Tenure: Freehold

Postcode for SatNav: PE28 9NW

What3Words Location: leaflet.surpassed.keen

Property Constructed: 1970-1990

Council Tax Band: C

EPC Rating: D

Conservation Area: No

Heating Type: Gas Central Heating

Boiler Age: 1 year old. Under warranty for 10 years

Utilities: Standard sewage, national grid electricity, mains water

Broadband: FTTP (fibre to the premises)

Loft: Boarded

Current Owner Purchased Property: 2012

Sellers Onward Movements: Downsizing Locally

Rear Garden Aspect: South-West

Rear Garden Boundaries: Unknown

Primary School Catchment: Fenstanton Primary, Hilton Primary

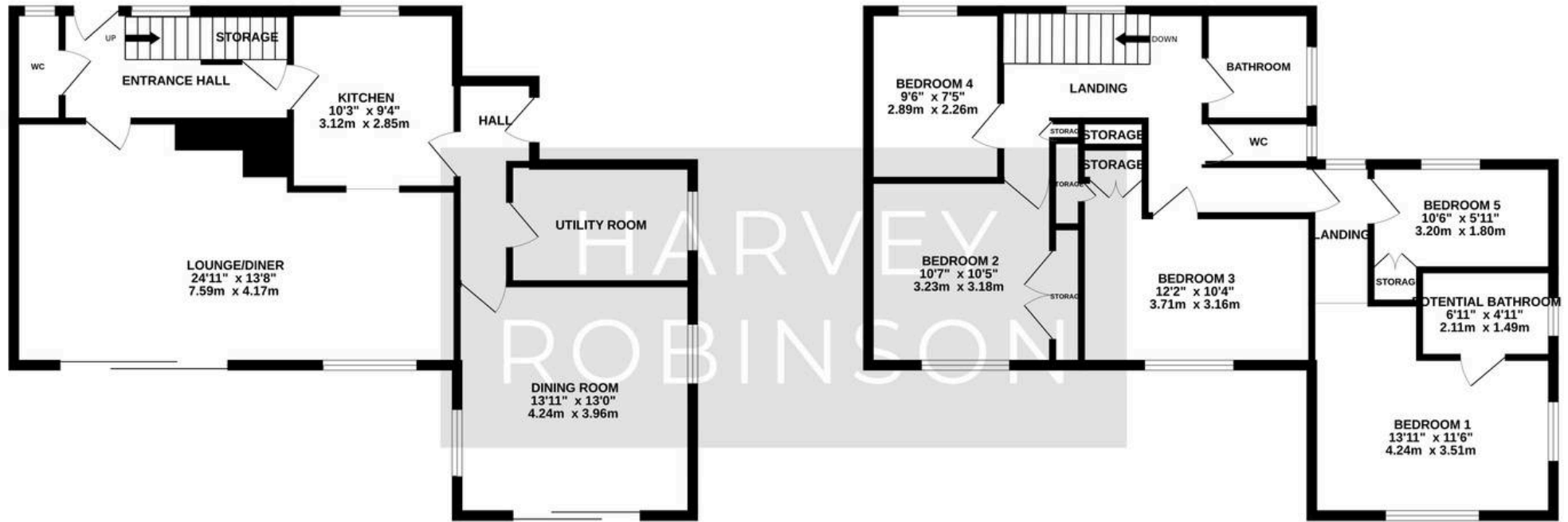
Secondary School Catchment: Swavesey Village College

Water Meter: Yes



GROUND FLOOR  
760 sq.ft. (70.6 sq.m.) approx.

1ST FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 1519 sq.ft. (141.1 sq.m.) approx.

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## 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.





## GENERAL

These particulars are for guidance only and do not form part of any contract. Descriptions, dimensions and references to condition are given in good faith but should not be relied upon as statements of fact.

Measurements and floorplans are approximate. Services, systems and appliances have not been tested and no warranty is given. The property is offered subject to contract and availability. Purchasers must provide identification in accordance with Anti-Money Laundering regulations; a fee of £30 (incl. VAT) per purchaser is payable to Landmark Property services for each electronic verification check. We may receive a referral fee for any of our recommended service providers.

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