

High Street, CB10 1RF

CHEFFINS

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High Street

Hinxton,
CB10 1RF

4 2 1

£2,250 Per Month

- MANAGED BY CHEFFINS
- FOUR BEDROOMS
- SET OVER THREE FLOORS
- 2 X LOG BURNERS
- GARAGE
- PARKING
- GARDEN



A beautiful four bedroom detached property individually designed by well renowned architects Snell David and built in 2014. The property offers contemporary and versatile living accommodation, beautifully landscaped gardens, off-street parking and a detached garage. Available early January on a part furnished basis.









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.

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GROUND FLOOR

ENTRANCE HALL
With doors leading through to adjoining rooms, under stairs cupboard and stairs ascending to the first floor.

LOUNGE
Double glazed windows to the front and side aspects and feature fireplace with log burner.

KITCHEN DINER
The kitchen is fitted with a range of eye and base level units, sink unit, electric double oven, five ring induction hob with extractor fan over, integrated microwave and dishwasher and double glazed window to the side aspect. The dining area has a feature fireplace with dual fuel burner, double glazed window to the side aspect and double glazed bi-folding doors to the side and rear aspects. Opening to:

UTILITY ROOM
Fitted with base and eye level units, stainless steel sink, Fridge freezer, integrated washer/dryer and stable door opening to the rear garden.

CLOAKROOM
Comprising low level WC, ceramic wash basin with vanity cupboard beneath which houses the water softener, heated towel rail and obscure double glazed window to the front aspect.

FIRST FLOOR

LANDING
Doors to adjoining rooms, Velux window and obscure double glazed window to the side aspect. Staircase rising to the second floor.

MASTER BEDROOM
Double glazed window to the side aspect, Velux window and double glazed French doors opening to a Juliet balcony. Large recess storage cupboard and door to:

EN SUITE
Comprising ceramic wash basin with vanity cupboard beneath, low level WC, walk-in shower enclosure with tiled walls, heated towel rail and Velux window.

BEDROOM TWO
Double glazed window to the front aspect.

BATHROOM
Suite comprising panelled bath with shower over and tiled walls, ceramic wash basin with vanity cupboard beneath, low level WC, heated towel rail and obscure double glazed window to the side aspect.

BEDROOM THREE
Double glazed window to the front aspect

SECOND FLOOR

LANDING
Velux window and door to:

BEDROOM FOUR
Velux window, dressing area and door to recess storage cupboard.

OUTSIDE
To the front of the property is a low maintenance, landscaped garden with pathway leading around to the side of the property, providing access to the rear garden. To the rear of the property the garden benefits from large paved terrace which is perfect for al fresco entertaining, raised corten steel pond and a number of flower and shrub beds with a series of silver birch trees. To the rear of the garden is a lean-to/log storage area and door to the garage.

GARAGE
Bespoke oak-framed and clad building with double doors, power and lighting connected and eaves storage space. To the side of the garage there is off-street parking.

VIEWINGS
Strictly by appointment with the Agents.

LETTING AGENT NOTES
Holding Deposit : £519.00

For more information on this property please refer to the Material Information brochure on our Website.









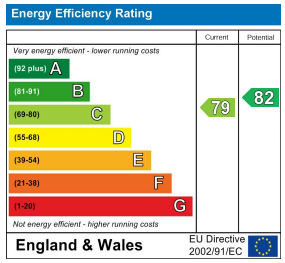


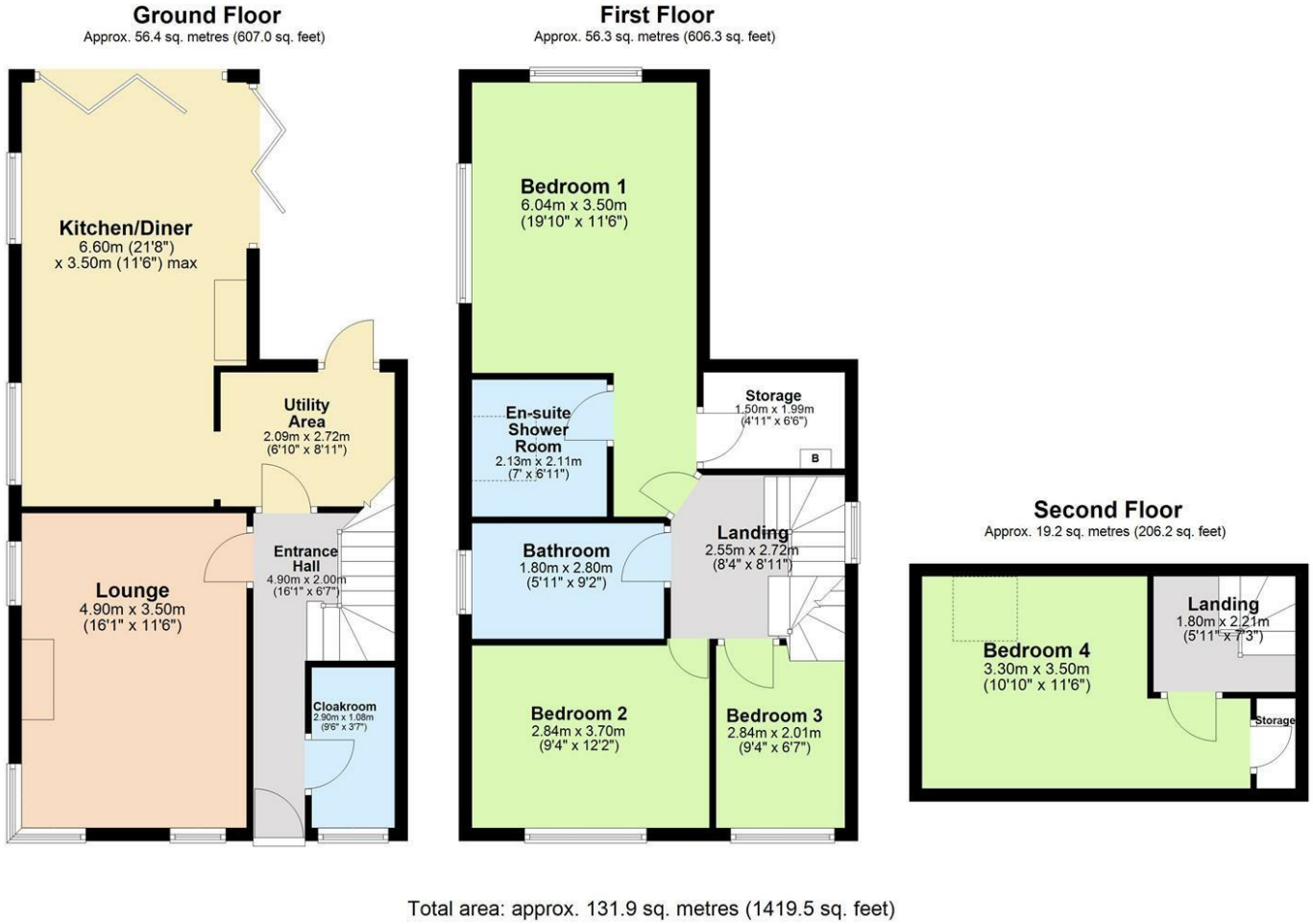












Total area: approx. 131.9 sq. metres (1419.5 sq. feet)

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Council Tax Band - F
Local Authority - South Cambridgeshire

Agents note:
For more information on this property please refer to the Material Information Brochure on our website.

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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.