10 HIGH STREET
HINXTON, CAMBRIDGESHIRE

BIDWELLS



A rare opportunity to purchase a charming semi-detached house, with large garden and outbuildings within the sought after South Cambridgeshire rural village of Hinxton

Property Summary

- A semi-detached three-bedroom house.
- A good-sized private garden with outbuildings and private courtyard to the rear of the property.
- Off-street parking and small garden at the front of the property.
- Rural village setting

Distances

- Saffron Walden – 5 miles
- Cambridge – 8 miles
- Royston – 9 miles
- Whittlesford Parkway Station (1.5 miles) to London Liverpool Street – 1 hour 15 minutes by train
- London Stansted Airport – 13 miles

Please read Important Notice on the floor plan page.







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HINXTON, CAMBRIDGESHIRE

Introduction

10 High Street is a semi-detached house in a desirable location in the village of Hinxton. The house represents an excellent opportunity to purchase a good-sized family house with a private courtyard, gardens to the front and rear of the property, and traditional outbuilding.

The property is situated in a popular rural village, with excellent village pub and good transport links to London, Cambridge and Stansted Airport. It is also within walking distance of the Wellcome Genome Campus to the south of Hinxton.

The property is for sale as a whole.

Location

The property is located on the high street in Hinxton, a quiet Cambridgeshire village with a church, village hall, and a multi award-winning gastropub, that is only a 1-minute walk from the Property. The Property is also a short walk from the Hinxton Genome Campus; a research centre situated to the south of the village. Whittlesford station offers a regular direct service to London and to Cambridge.

Saffron Walden, being approximately 5 miles distant, offers the full range of local amenities, shopping facilities, well-regarded primary and secondary schools.

The nearby villages of Duxford, Ickleton, and Great Chesterford benefit from local pubs, beautiful churches, village shops and a small local primary school in Duxford. Great Chesterford also has a railway station that offers a less frequent service into London and Cambridge. It is also worth noting that the Imperial War Museum Duxford is just a 10-minute drive from the Property.

Situation & Access

10 High Street, Hinxton is situated in the centre of the village just off the A3103 that leads to the M11 to the south and north to Cambridge. The property is surrounded by private gardens and so this gives the property a private feel.







The house benefits from off-street parking with direct road access and space to comfortably park a car that also allows for vehicular access to the back garden. There is also street parking along the High Street to accommodate any further cars if required.

Property Description
The house has a fitted kitchen and large living room on the ground floor. Upstairs there is a large master bedroom two smaller bedrooms and a family bathroom.

The house is of traditional brick construction with attractive red brick details, under a slate tile roof. The current owner has previously let out the house and has been maintained to a good standard.

Externally, the house has a good-sized garden to the rear, a private courtyard with small outbuilding and a smaller garden to the front of the property.

While the property is an attractive investment opportunity as it could be let, it also presents an opportunity be a family home with a large garden.

Planning
There are no active or historic planning applications found that are related to this title address. The property is within the jurisdiction of South Cambridgeshire District Council.

Method of Sale
The property is for sale by private treaty as a whole.

Services
The house benefits from mains electricity, water connections, sewage and gas.

Council Tax & Local Authority
10 High Street, Hinxton is in the jurisdiction of South Cambridgeshire District Council and is in Council Tax Band D.

Value Added Tax
Should any sale of the property, or any right attached to it become a chargeable supply for the purpose of VAT, such tax will be payable by the Purchaser(s) in addition to the contract price.

Wayleaves, Easements & Rights of Way
The land is to be sold subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the particulars.

12 High Street, Hinxton benefits from a right of pedestrian access only along the driveway hatched brown on the sale plan to the north of the Property. This right of access comes with an obligation to make a reasonable contribution to maintenance and repair.

The Purchaser(s) will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matters affecting the property.

Viewings
Viewing and access to the property is strictly by appointment with Bidwells. Please contact the selling agent.

Anti-Money Laundering
To comply with the Money Laundering Regulations 2017, once an offer is accepted the Purchaser(s) will be required to provide any information requested in order to undertake the relevant due diligence. This is a legal requirement.

Boundaries
The Vendor and the Vendor's agent will do their best to specify the ownership of boundary hedges, fences and ditches but will not be bound to determine these. The Purchaser(s) will be deemed to have satisfied themselves as to the ownership of any boundaries.

Plans, Areas & Schedules
Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. Any Purchaser(s) will be deemed to have satisfied themselves of the property as scheduled.

Health & Safety
We would ask you to be as vigilant as possible for your own personal safety when making an inspection of this property. Please note internal access to the existing buildings is not possible at this time.

EPC Rating
This property has an EPC rating of E.

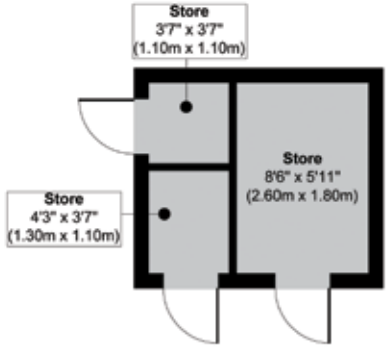
What 3 Words
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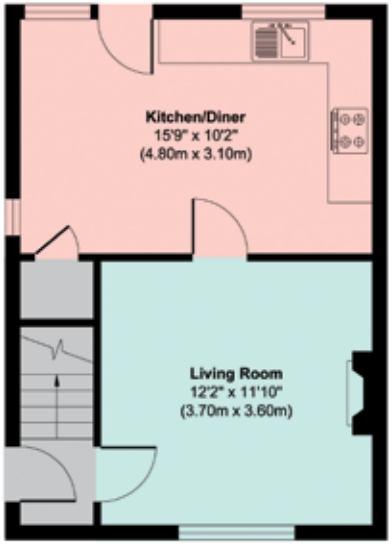




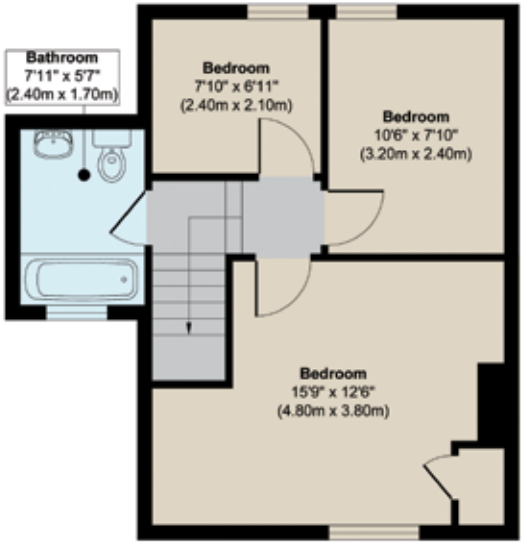
Outbuilding
Approximate Floor Area
84 sq. ft
(7.80 sq. m)

10 High Street

Approximate Gross Internal Floor Area
844 sq. ft / 78.36 sq. m



Ground Floor
Approximate Floor Area
357 sq. ft
(33.12 sq. m)



First Floor
Approximate Floor Area
403 sq. ft
(37.44 sq. m)



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Note: This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.

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Scale: 1:750 @ A4 OS Ref: TL 4945 Drawing No: A.58,955a Date: 17/07/2024

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