



2 GRAVELEY WAY
Hilton

Carter Jonas

2 GRAVELEY WAY, HILTON, HUNTINGDON, CAMBS, PE28 9NN

- Cambridge - approx. 14 miles
- Huntingdon Railway Station - approx. 6 miles
- St Ives - approx. 4 miles

Delightful village location • Aga kitchen/breakfast room • 4 Reception rooms • Utility room, cloakroom & boot room • Ground floor bedroom & shower room • 3 Further double bedrooms • 2 Bath/shower rooms (1 en-suite) • Gated gravelled driveway with parking for 5/6 cars and double bay cart lodge • Extensive range of period outbuildings & loggia • Enclosed lawned gardens & large paved terrace

DESCRIPTION

Formerly two cottages dating back the late 17th Century, 2 Graveley Way is a superb, characterful and beautifully presented four-bedroom village on which the current owners have carried out a sympathetic and tasteful programme of renovation and extension since purchasing in 2007.

The accommodation extends to around 2700sqft (excluding outbuildings) and is laid out over two floors with some lovely period features including exposed brickwork and timbers, inglenook with woodburner, sash and casement windows and a pretty Victorian stove in the kitchen.

On the ground floor are four versatile reception rooms and a stunning kitchen/breakfast room, with an electric Aga and cleverly designed central island with seating for six. The ground floor is completed by a double bedroom and shower room, a large utility room, boot room and cloakroom.

BEAUTIFULLY RENOVATED AND EXTENDED GRADE II LISTED PERIOD HOME WITH SUPERB RANGE OF OUTBUILDINGS AND SECLUDED GARDENS OCCUPYING A DELIGHTFUL POSITION IN THIS PICTURESQUE VILLAGE. OFFERED WITH NO ONWARD CHAIN.







On the first floor, accessed via two staircases, are three double bedrooms and two impressive bath/shower rooms.

OUTSIDE

The property is approached over a gated gravelled driveway providing parking for around six cars and leading to the double bay cart lodge. The house offers the most superb and versatile range of period outbuildings including workshop/potting shed and loggia, perfect for al fresco dining and entertaining. There is also a charming, detached period renovated wash house. These outbuildings are perfect for home office/studio/gym etc. The enclosed gardens are mainly laid to lawn with a large secluded paved terrace and side pedestrian access.

LOCATION

Graveley Way is situated close to the centre of the pretty village of Hilton, close to the market town of St Ives. There is a shop and post office in the village with St Ives providing more extensive and varied amenities including a Waitrose supermarket, independent shops, cafes and restaurants as well as delightful riverside walks. For the commuter there is easy access to the newly upgraded A14 which links to the A1 and the M11. The Guided Busway in St Ives provides a fast route into Cambridge, the station, Addenbrookes Hospital and the Science Parks. For those needing to get to London, a regular mainline rail service is available at nearby Huntingdon. Schooling for all ages is available in Fenstanton and Swavesey Village College and the independent schools in Cambridge and Kimbolton.



ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity, gas and drainage. Underfloor heating to tiled areas downstairs.

Local Authority: Huntingdon District Council

Viewings: Strictly by appointment with the Selling Agents Carter Jonas 01223 403330



Graveley Way

Approximate Gross Internal Area = 2680 sq ft / 249 sq m
 Gym = 295 sq ft / 27.4 sq m
 Storage = 300 sq ft / 27.9 sq m
 Car Port = 305 sq ft / 28.3 sq m
 Total = 3580 sq ft / 332.6 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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