



Characterful house incorporating French barn

Westbrook House, 3 College Court, Hilton, Cambridgeshire PE28 9QS

Freehold





Character property • Useful outbuildings/garaging •
Flexible accommodation • Large mature gardens •
Incorporating reclaimed French barn

Local information

• Hilton is a desirable, picturesque Cambridgeshire village with a post office, village shop, pub, two Churches, a nursery, and an active community organising an annual 'Feast week', Bonfire night and more.

• The village features large greens, the turf maze, large village ponds and walks to neighbouring villages.

• The market towns of Huntingdon (7 miles) and St Neots (9 miles) provide excellent commuter trains to London Kings Cross St Pancras, Bedford and Peterborough.

• Well-rated schools, supermarkets, nature reserves and more are also available in nearby Fenstanton, Papworth, St. Ives, Cambourne and the historic city of Cambridge is ten miles east via the A428 or improved A14.

(all distances and times are approximate)

About this property

Westbrook House is part of a small development, College Court, comprising just four houses built in the late 1990s on the former farmyard attached to College Farm - an historic Grade II listed farmhouse which, as the name would suggest, belonged to St John's College Cambridge.

The unique design of Westbrook House incorporated an old

reclaimed barn sourced in France by the developer which now forms the large open plan kitchen/ breakfast room and a seating area. The current owners have also added a superb oak framed garden room off the end of the barn which has a lovely outlook over the large garden to the rear of the house.

The rest of the accommodation is shown in the attached floor plans and extends to approximately 3,012 sq ft and includes a large main sitting room with open fireplace a separate dining room and study together with a further library/office with a partially glazed roof overlooking the garden.

At first floor level there are five bedrooms and three bathrooms (two en suite).

The combination of modern convenience with the character provided by the oak frame of the converted barn give the property great appeal.

Outside

Approached through an archway in a weather boarded building at the entrance there is a large shingled courtyard. Westbrook House is the house directly ahead. To the front of the house are areas of lawn and a shingled drive leading up to the attached double garage.

The gardens are a particular feature of the property, laid to



lawn with raised vegetable beds, numerous trees and a large terrace to the rear of the house. In addition to the garaging there is weather boarded separate workshop building to one side with power and light laid on. To one side the gardens look out over pasture land.

Tenure

Freehold

Local Authority

Huntingdon District Council:
Band G

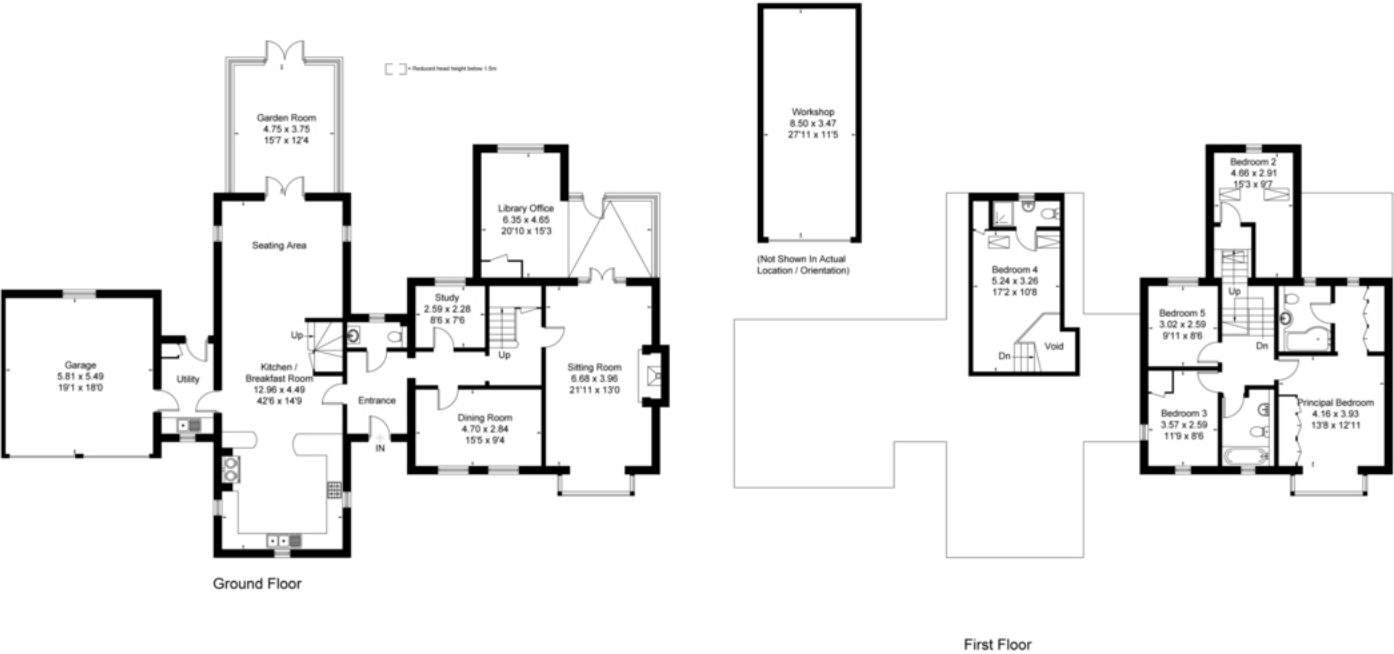
Viewing

Strictly by appointment with
Savills

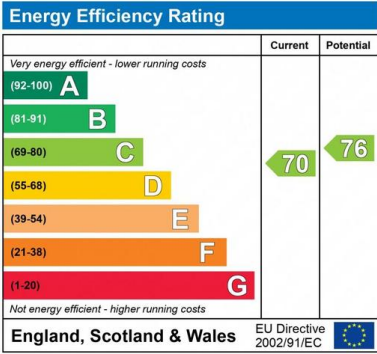




Approximate Area = 279.8 sq m / 3012 sq ft
Garage = 32.0 sq m / 344 sq ft
Workshop = 29.5 sq m / 317 sq ft
Total = 341.3 sq m / 3673 sq ft
Including Limited Use Area (6.5 sq m / 70 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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