



TREGENNA

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RAMSEY ROAD • KINGS RIPTON • PE28 2NW



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- Stunning Individual Extended Architect Designed Family Residence
- Exception Five Bedroom Accommodation
- En Suite And Dressing Room To Principal Bedroom
- Additional En Suite To Guest Room
- Air Conditioning
- Approaching 3,800 sq ft Of Accommodation
- Private Gated Position
- Conservation Village
- Exceptional Presentation Throughout
- Exhibiting Some Wonderful Design Elements
- Potentially Offered With No Forward Chain
- Heated Swimming Pool With Pool Terrace

This imposing architect designed extended and truly individual five-bedroom family residence is a showcase of both design and attention to detail, exhibiting a wonderful combination of both contemporary and traditional elements. Centred around a beautifully appointed and impressively proportioned open plan kitchen/living space, the generous accommodation and garaging extends to nearly 3,800 sq ft.

Originally designed and built by an acclaimed London based developer the house was extended and re-configured by the current owners in 2017 and is testament to their creativity and a great deal of thought and investment. The clients vision was to create a wonderful modern lifestyle home and the alterations perfectly complement the original design.

The house stands in professionally landscaped and established gardens with a beautiful open aspect to the rear and open field views. The pool and home studio are later additions and again add appealing elements to the existing accommodation. The house has an extensive gated private frontage with parking for numerous vehicles.

**Peter
Lane**
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Price £1,500,000

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ENTRANCE PORCH

Of Oak construction with vaulted ceiling and Anthracite lanterns leading to a solid Oak front door with chrome detailing.

RECEPTION HALL

A generous reception space with full height picture window to front aspect with remote controlled blinds with further window to front aspect, stairs to first floor with galleried landing above, under stairs storage cupboard, recessed lighting, dimmer switches, Hive central heating thermostat, porcelain floor tiling.



CLOAKROOM

Re-fitted in a two piece contemporary white suite comprising low level WC with concealed cistern, UPVC window to side aspect, wall mounted wash hand basin with mono bloc mixer tap, porcelain floor tiling, full tiling finished in a textured ceramic.



STUDY

11' 3" x 11' 0" (3.43m x 3.35m)

A versatile and useable space with UPVC window to front aspect.







DINING ROOM

21' 8" x 14' 2" (6.60m x 4.32m)

Central Inglenook fireplace, underlit with timber bressumer, exposed brick work chimney feature and inset contemporary upright wood burner, recessed lighting, vertical contemporary radiator, pre installed Monitor Audio linked to Sonos hardware, porcelain floor tiling, open access to

FAMILY ROOM

21' 2" x 19' 2" (6.45m x 5.84m)

A stunning open plan, contemporary space adjoining both kitchen and dining room. Bespoke joinery incorporates media unit and drinks cabinet incorporating manifolds for the under floor heating system, 5m Anthracite bi-fold doors with remote controlled custom fitted blinds accesses the garden terrace to the rear, the centre piece of this room is an architectural lantern flooding the room with natural light, There is Cat 5 wiring and a pre-installed Monitor Audio linked to Sonos hardware, Hive thermostat, Sky TV point, air conditioning, porcelain floor tiling.

KITCHEN

23' 0" x 14' 1" (7.01m x 4.29m)

A bespoke installation by Blackstone of Shaker style cabinets finished in Farrow & Ball grey tones with complementing work surfaces and up-standers in Silestone, under lit wall cabinets, inset ceramic one and a half bowl sink unit, the room is dominated by the central island combining both Silestone and oak work surface material, three stool breakfast bar, Siemens induction hob with work surface mounted electrically operated retractable extractor, soft close drawers, remote controlled LED mood lighting, USB work top charging points, vertical contemporary radiator, larder units, water softener, Proboil 4 in 1 hot tap, a selection of high end







Siemens appliances incorporating both full size fridge and freezer, integrated “quiet” dishwasher, twin ovens, one steam and one combination microwave both with pyrolytic functions, Siemens warming drawer, porcelain floor tiling, UPVC French doors and picture windows to garden terrace to the rear.

WALK IN PANTRY

5' 11" x 4' 11" (1.80m x 1.50m)

Surrounding tiered shelving, central work surface finished in Silestone and up-stands, recessed sensor lighting, under unit integrated fridge and freezer, USB charging points, porcelain floor tiling.

UTILITY ROOM

Fitted in a matching range of Blackstone Shaker style cabinets with complementing Silestone work surfaces and up-stands, inset Butler sink unit with mixer tap, utilities cupboard housing space for tumble dryer and plumbing for automatic washing machine, USB charging points, porcelain floor tiling, UPVC door to side aspect.

SITTING ROOM

21' 2" x 19' 2" (6.45m x 5.84m)

A formal reception room with a UPVC window to the westerly aspect, central fire place finished in York stone with inset Living Flame coal effect gas fire, TV point, telephone point, wall light points, Kef surround sound speaker system with 65" wall mounted television, glazed internal Oak doors to reception hall, cornicing to ceiling.

FIRST FLOOR GALLERIED LANDING

Access to insulated loft space, recessed lighting.





PRINCIPAL BEDROOM

21' 3" x 12' 4" (6.48m x 3.76m)

Vaulted Cathedral ceiling with UPVC French doors and fan light picture window enjoying fabulous open views to the rear and accessing **Balcony** finished in glass and brushed steel balustrade with grey composite decking. The bedroom benefits from remote controlled Air conditioning.

EN SUITE SHOWER ROOM

9' 6" x 7' 10" (2.90m x 2.39m)

Beautifully re-fitted in a range of Duravit sanitary ware comprising low level WC with concealed cistern, wall mounted wash hand basin with mono bloc mixer tap, over sized walk in screened shower enclosure with both hand mixer shower and over head rainwater shower attachments, heated towel rail, heated anti mist vanity mirror, shaver point, full ceramic tiling, recessed lighting, electric under floor heating non slip porcelain floor tiling.

DRESSING ROOM

Fixed display shelving, hanging space, access to loft space, make up station with vanity lighting.

GUEST EN SUITE SHOWER ROOM

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with extensive tiling, UPVC window to side aspect, over sized screened shower enclosure with over head shower unit, ceramic tiled flooring.

BEDROOM 3

14' 2" x 10' 8" (4.32m x 3.25m)

UPVC window to front aspect, radiator.

BEDROOM 4

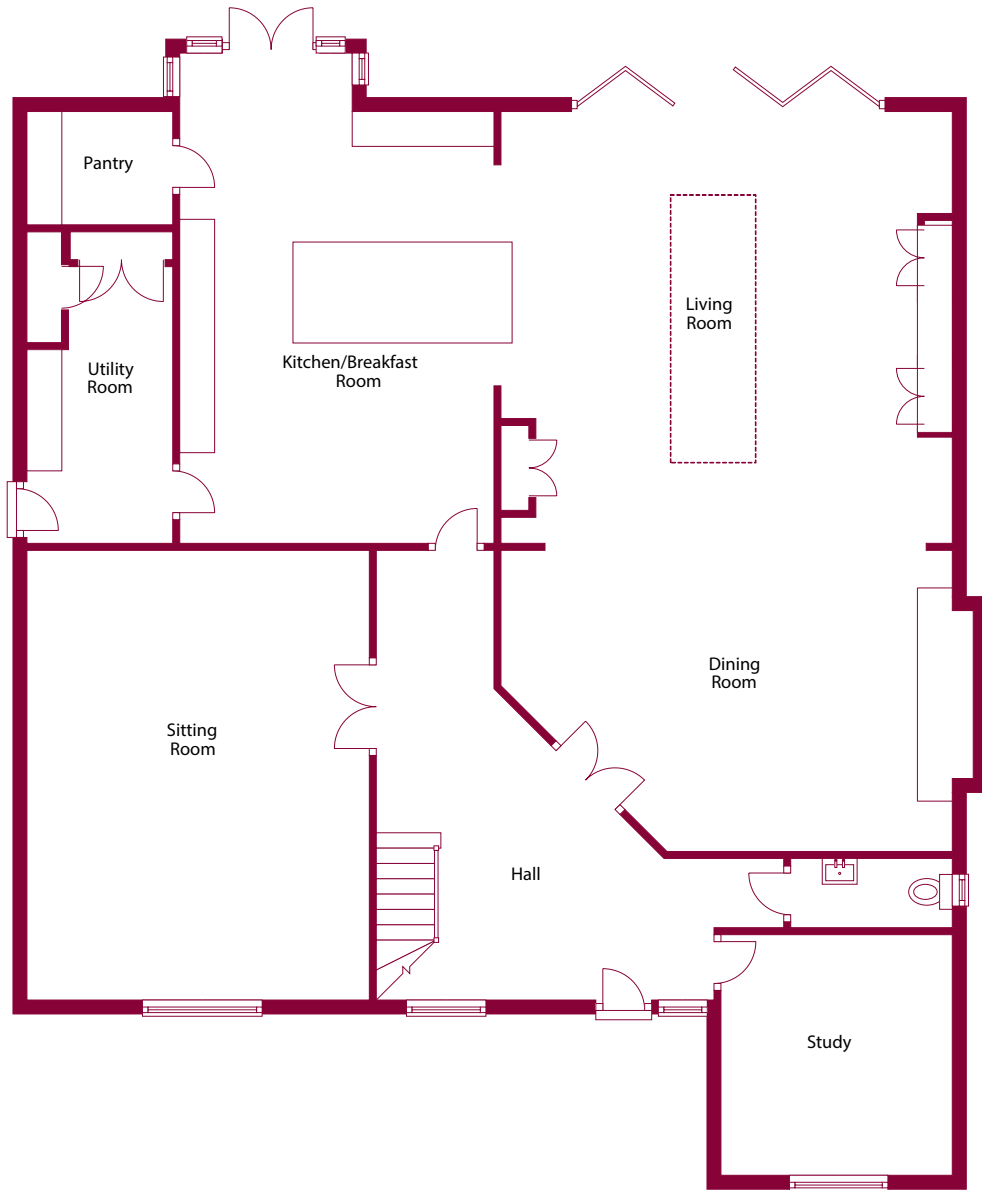
13' 0" x 12' 6" (3.96m x 3.81m)

Cat 5 socket, UPVC window to rear aspect, radiator.



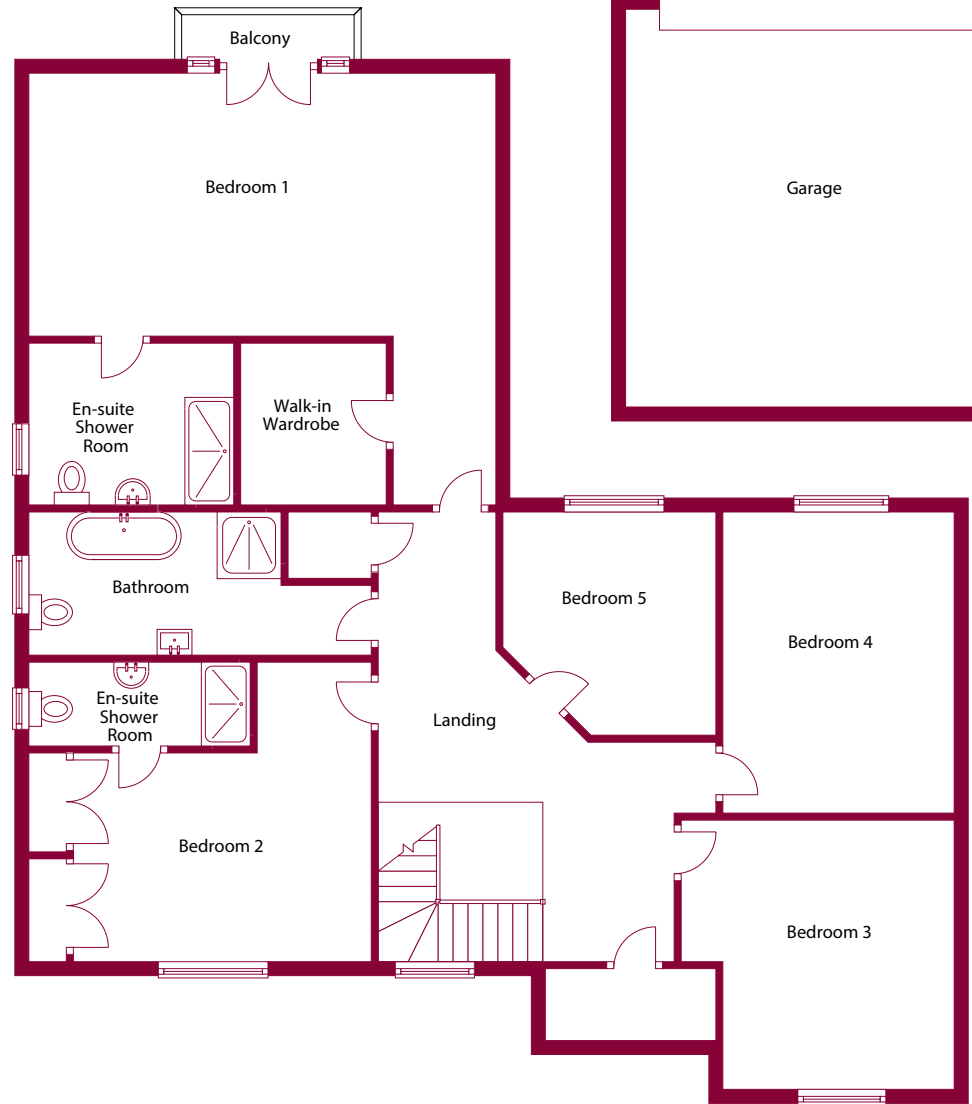
Ground Floor

Approx. 179.5 sq. metres (1932.4 sq. feet)



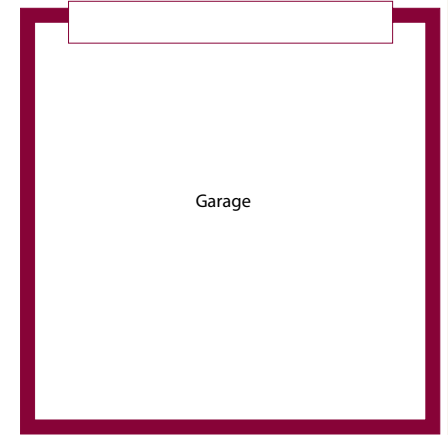
First Floor

Approx. 136.7 sq. metres (1471.5 sq. feet)



Garage

Approx. 32.0 sq. metres (344.7 sq. feet)



BEDROOM 5

10' 10" maximum x 10' 6" (3.30m x 3.20m)

Telephone point, UPVC window to garden aspect, radiator, USB charging point.

FAMILY BATHROOM

11' 11" x 6' 7" (3.63m x 2.01m)

Re-fitted in a stunning four piece range of white contemporary sanitary ware comprising wall mounted vanity unit with mono bloc mixer tap, low level WC, free standing Bateau bath with remote controlled fill and temperature controls, screened shower enclosure with independent shower unit fitted over, heated chrome towel rail, full ceramic tiling, ceramic tiled flooring, recessed lighting.

OUTSIDE

The property stands in a private gated frontage finished in gravel and edged in stone sets, a selection of ornamental evergreen shrubs and box hedging and the garden is enclosed by panel fencing with gated access to the rear. There is a **Barn Style Double Garage** of 344 sq ft with double doors, eaves storage space, power and lighting. The rear garden has been professionally landscaped with an extensive paved terrace finished in Spanish porcelain

tiling, the lawns are in part edged in box hedging with a further selection of ornamental evergreen trees and shrubs, outside lighting, tap and power, primarily lawned enclosed by both panel and post and rail fencing offering a good degree of privacy they back on to open farm land to the rear. There is 'Julian Christian' thatched breeze hut with infra red heater and remote controlled mood lighting. The **Heated Swimming Pool** measures 30' 0" x 15' 0" (9.14m x 4.57m) and is heated by its own air source heat pump and surrounded by a paved pool terrace. The overall plot size is in excess of one third of an acre. The **Garden Studio/Office** is available by separate negotiation.

LOCATION

Kings Ripton is 4.1 miles from Huntingdon rail station for fast train access direct line into London's Kings Cross in approximately 42 minutes.

Easy access to the A14 which provides links to all major motorways M11, A1 north and south, just 30 minutes away from central Cambridge city.

TENURE

Freehold

Council Tax Band - G





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