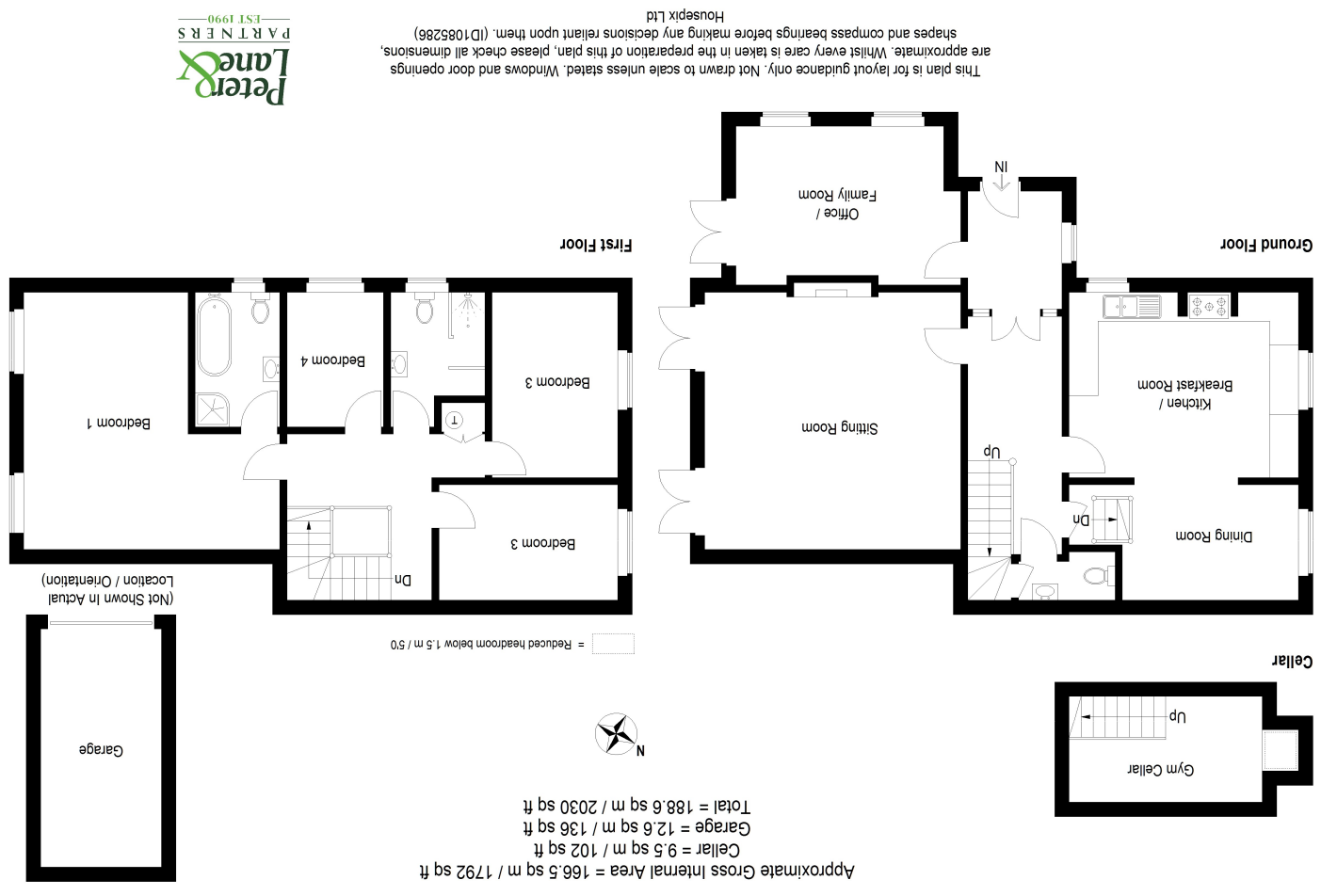


Huntingdon branch: 01480 414800
www.peterlane.co.uk Web office open all day every day

Huntingdon 60 High Street
St Neots 32 Market Square
Kimbolton 24 High Street
Mayfair Office Cashel House
15 Thayer St, London
Tel: 01480 414800
Tel: 01480 406400
Tel: 01480 860400



- £625,000 to £650,000
- Four Bedrooms
- En Suite To Principal Bedroom
- Garaging And Private Parking
- Open Aspect To Rear

- Impressive Residence Within Former Manor House
- Original Feature And Character Elements
- Beautiful And Mature Private Gardens
- Tree Lined Driveway



Heavy Panel Glazed Front Door With Etched Fan Light To

Entrance Hall

7' 9" x 7' 0" (2.36m x 2.13m)

3.29m ceiling height. Sash picture window to front aspect, consumer unit, fuse box and master switch, vertical replica cast iron radiator, ceramic tiled flooring, glazed internal double doors access **Inner Hall**, inner door to

Study

15' 4" x 10' 11" (4.67m x 3.33m)

A light double aspect room, part of a more recent addition with UPVC windows to front and French doors to garden terrace to the rear, TV point, telephone point, recessed lighting, double panel radiator, coving to ceiling.

Inner Hall

16' 3" x 6' 3" (4.95m x 1.91m)

3.29m ceiling height. Radiator with decorative cover, high moulded skirting, stairs to first floor with original balustrade, cornicing to ceiling.

Cloakroom

Fitted in a two piece white suite comprising low level WC, vanity wash hand basin with mono bloc mixer tap and tiling, cast freestanding radiator incorporating heated towel rail, extractor, understairs storage cupboard, exposed timber flooring.

Kitchen/Dining Room

20' 10" x 15' 7" (6.35m x 4.75m)

An impressive double aspect room with picture window to front aspect and full height sash picture windows to garden aspect, fitted in a bespoke range of base and wall mounted units with complementing granite work surfaces, up-stands and tiling, drawer units, pan drawers, appliance spaces, inset double bowl Butler sink unit with mono bloc mixer tap, integrated automatic dishwasher and washing machine, space for cooking range with suspended extractor fitted above, recessed lighting, cornicing to ceiling, under unit lighting, window shutters and window seating, glass fronted display cabinets and dresser, free standing replica cast iron radiator.

Dining Room

Arch picture window and shutters to garden aspect, cornicing to ceiling, high moulded skirting free standing replica cast iron radiator.

Cellar

13' 1" x 7' 3" (3.99m x 2.21m)

Recessed lighting, skylight window and radiator.

Drawing Room

17' 3" x 16' 5" (5.26m x 5.00m)

3.29m ceiling height.

A room on an impressive scale with two sets of French doors and arch picture windows to rear aspect with original Victorian window shutters, high moulded skirting, cornicing to ceiling, central grand cast feature fireplace with tiled hearth, TV point, telephone point, two double panel radiators, wall light points, timber flooring.

First Floor Galleried Landing

Access to loft space, coving to ceiling, airing cupboard housing Mega Flow hot water system.

Principal Bedroom

17' 9" x 17' 5" (5.41m x 5.31m)

Twin arch picture windows to garden aspect, high moulded skirting, double panel radiator, cornicing to ceiling, exposed timber flooring.

En Suite Bathroom

8' 10" x 5' 10" (2.69m x 1.78m)

Re-fitted in a four piece reproduction period white suite comprising freestanding roll top claw foot bath with hand mixer shower, low level WC, screened shower enclosure with independent shower unit fitted over, pedestal wash hand basin, freestanding replica cast iron radiator with integrated heated towel rail, extensive tiled surrounds, etched arch picture sash window to front aspect, decorative ceramic floor tiling.

Bedroom 2

12' 6" x 8' 10" (3.81m x 2.69m)

Arch sash picture window to garden aspect, moulded skirting, cornicing to ceiling, vertical freestanding replica cast iron radiator, exposed timber flooring.

Bedroom 3

12' 2" x 7' 10" (3.71m x 2.39m)

Stunning architectural picture window to garden aspect, double panel radiator, high moulded skirting, cornicing to ceiling, exposed timber flooring.

Bedroom 4

9' 6" x 6' 7" (2.90m x 2.01m)

Sash picture window to front aspect, cornicing to ceiling, double panel radiator, exposed timber floor boards.

Family Shower Room

9' 2" x 6' 7" (2.79m x 2.01m)

Re-fitted in a three piece contemporary white suite comprising low level WC, suspended oversized vanity wash hand basin with mono bloc mixer tap and drawer units, extensive tiled surrounds, etched sash picture window to front aspect, walk in oversized screened shower enclosure with independent multi head shower over, vertical contemporary chrome radiator, recessed lighting, extractor, cornicing to ceiling, porcelain floor tiling.

Outside

The property is approached via a tree lined driveway, area of lawn and a number of mature trees. There are two defined parking spaces sufficient for two large vehicles. There is a **Single Garage** with single up and over door, power and lighting positioned to the rear of the development with additional parking immediately to the front. The rear gardens are mature and private, beautifully arranged with an extensive paved terrace and timber decked seating area enclosed by low balustrade, an expanse of lawn, sleeper edged planters, cobbled beds and a selection of ornamental trees, shrubs and evergreens, gated access extends to the side and the garden is enclosed by a combination of mature screening, Laurel and Beech hedging offering a good degree of privacy. There's a timber potting shed and further gated access to side and front aspects,

Tenure

Freehold

Council Tax Band - E

