

BOURNE HOUSE

HUNTINGDON ROAD • HOUGHTON • PE28 2AS





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- Stunning Family Residence
- En Suite And Dressing Room To Principal Bedroom
- Oversized Double Garaging And Workshop Space
- No Forward Chain Being Offered
- Five Bedrooms
- Mature And Private Gardens
- Close To Houghton Village Centre
- Accommodation in excess of 2700 sq ft

Bourne house is a generously proportioned, individual family residence offering in excess of 2700 sq ft of versatile accommodation. The house offers five good sized bedrooms, en suite and dressing room to principal bedroom and three further generous bedrooms. There's a well appointed traditional kitchen/breakfast room, wet room shower and three receptions rooms. The adjoining oversized double garage incorporates a useful workshop space accessed via a fabulous boot room offering all the practical space essential for modern family life.

The property is approached via five bar gates leading to the extensive gravel driveway with ample parking provision and well stocked front garden. The grounds overall have a wonderfully mature feel and are private and established with a useful brick built outbuilding.

Positioned close to the centre of one of our most desirable and exclusive local villages this superb architect designed home has never been outside the current family ownership. The house must be viewed to be fully appreciated and is offered with NO CHAIN.

**Peter
Lane**
PARTNERS
—EST 1990—
Town & Country

Guide Price £750,000

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





PANEL DOOR

Leaded light side panels to

ENTRANCE PORCH

7' 9" x 3' 4" (2.36m x 1.02m)

Tongue and groove panel work, exposed internal brickwork, recessed lighting, quarry tiled flooring.

RECEPTION HALL

23' 4" x 10' 6" (7.11m x 3.20m)

Stairs extending to first floor with understairs recess, coving to ceiling, wall light points, double panel radiator.

SITTING ROOM

21' 8" x 13' 1" (6.60m x 3.99m)

A light, triple aspect room with sealed unit leaded light windows to front, side and picture window to garden aspect, two double panel radiators, wall light points, central inglenook fireplace with exposed brickwork chimney feature, tiled hearth and inset Jetmaster Living Flame coal effect gas fire, wall light points, coving to ceiling.





DINING ROOM

12' 1" x 11' 6" (3.68m x 3.51m)

French doors accessing garden terrace, sliding double glazed patio doors, coving to ceiling, serving hatch to **Kitchen**, double panel radiator, internal arch picture window through to the **Reception Hall**.

KITCHEN/BREAKFAST ROOM

17' 9" x 11' 5" (5.41m x 3.48m)

A light double aspect room with hardwood sealed unit windows to two garden aspects, fitted in a traditional range of base and wall mounted cabinets with complementing work surfaces and tiling, double drainer resin sink unit with mono bloc mixer tap, integrated dishwasher, microwave and fridge, glass fronted display cabinets, fixed display shelving, larder unit, corner shelf display unit, integral electric oven with grill and an additional double oven, integral ceramic hob with bridging unit and extractor above, double panel radiator, inner door to

UTILITY ROOM

14' 9" x 12' 0" (4.50m x 3.66m)

Fitted in a range of units with work surfaces, panel work, appliance spaces, larder unit, single panel radiator, single drainer stainless steel sink unit with mixer tap, hardwood window to side aspect, access to loft space, airing cupboard housing hot water cylinder and shelving door to **Double Garage** and stable door to

REAR ENTRANCE PORCH

INNER HALL

Wall light points, coving to ceiling, single panel radiator.

WET ROOM SHOWER

6' 5" x 5' 5" (1.96m x 1.65m)

Low level WC, pedestal wash hand basin with mixer tap, floor draining independent shower unit, full ceramic tiling, picture window to front aspect, single panel radiator, coving to ceiling, non-slip vinyl floor covering.

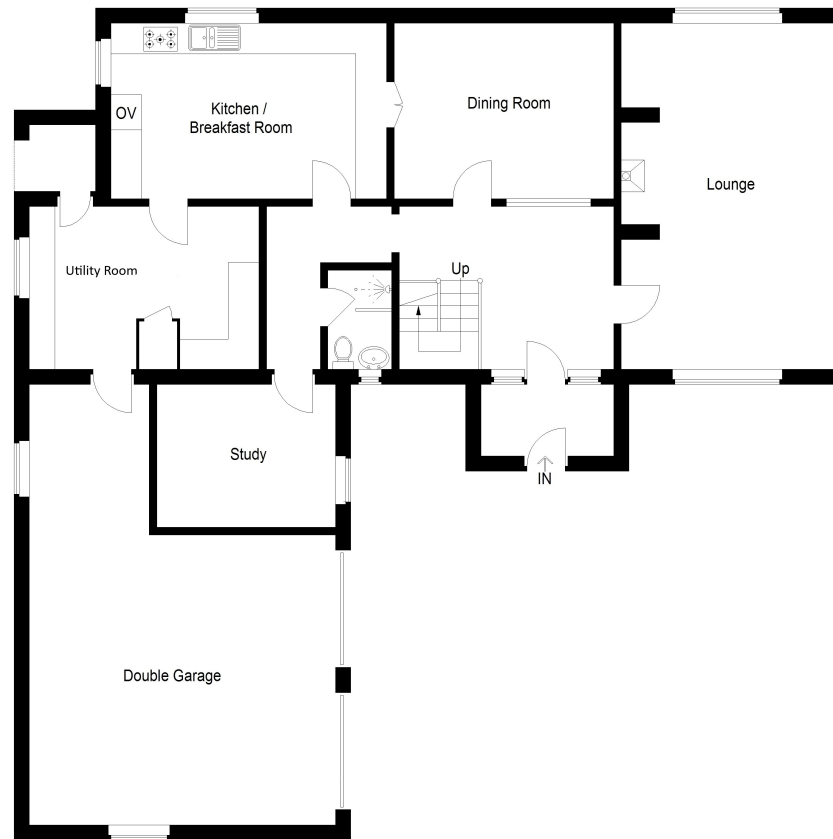
SNUG

11' 2" x 9' 2" (3.40m x 2.79m)

Sealed unit picture window to front aspect, TV point, telephone point.



Approximate Gross Internal Area = 259.4 sq m / 2792 sq ft
(Including Garage)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1154615)
Housepix Ltd

DOUBLE GARAGE

27' 3" x 18' 1" (8.31m x 5.51m)

Twin up and over doors, power, lighting, internal door to **Boot Room**, windows to two aspects. Incorporates workshop space.

FIRST FLOOR LANDING

Access to loft space, single panel radiator.

BEDROOM 1

15' 1" x 11' 6" (4.60m x 3.51m)

A double aspect room with picture windows to side and garden aspects, double panel radiator, wall light point, inner door to

EN SUITE BATHROOM

8' 2" x 6' 11" (2.49m x 2.11m)

Fitted in a four piece Sage suite comprising low level WC, bidet, vanity wash hand basin with tiling, shaver point, wall light point, chrome heated towel rail, panel bath, double panel radiator, full ceramic tiling.

DRESSING ROOM

12' 2" x 9' 6" (3.71m x 2.90m)

Inner door to

ADJOINING BEDROOM/STUDIO ROOM

17' 9" x 10' 10" (5.41m x 3.30m)

Sealed unit leaded light picture window to front aspect.

FAMILY BATHROOM

8' 11" x 7' 3" (2.72m x 2.21m)

Fitted in a three piece Sage suite comprising low level WC, vanity wash hand basin with tiling and cabinet storage, shaver point, wall light point, panel bath with folding screen and independent shower unit fitted over.

BEDROOM 2

11' 7" x 11' 5" (3.53m x 3.48m)

Single panel radiator, sealed unit window to garden aspect, wall light points.

BEDROOM 3

11' 8" x 8' 6" (3.56m x 2.59m)

Sealed unit picture window to garden aspect, single panel radiator, extensive furniture incorporating wardrobe range, dressing table, overbed bridging units, drawer units.

BEDROOM 4

10' 9" x 7' 7" (3.28m x 2.31m)

Sealed unit window to front aspect, single panel radiator, extensive wardrobe range incorporating storage and cupboard units.

OUTSIDE

There is a private, gated frontage with an extensive gravelled driveway sufficient for a number of vehicles accessing the double garage as described, there's a pleasant area of lawn, edged with ornamental shrubs and trees and enclosed by brick walling. There is a **Loggia** to the front elevation providing a pleasant covered seating area. To the side there is an extensive paved terrace accessing the **Brick built outbuilding** measuring 10' 10" x 6' 11" (3.30m x 2.11m) with power and lighting. The side garden is sub-divided from the rear by trellis work and mature Honeysuckle. The rear garden is beautifully mature, private and well stocked with extensive terracing surrounding an ornamental pond, established lawns and stocked selections of ornamental shrubs and trees with several notable Birch trees, the garden is enclosed by mature boundaries and offers a high degree of privacy. The house was constructed by the current owner to a high specification and has never been outside of the family's ownership.

TENURE

Freehold

Council Tax Band - G





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