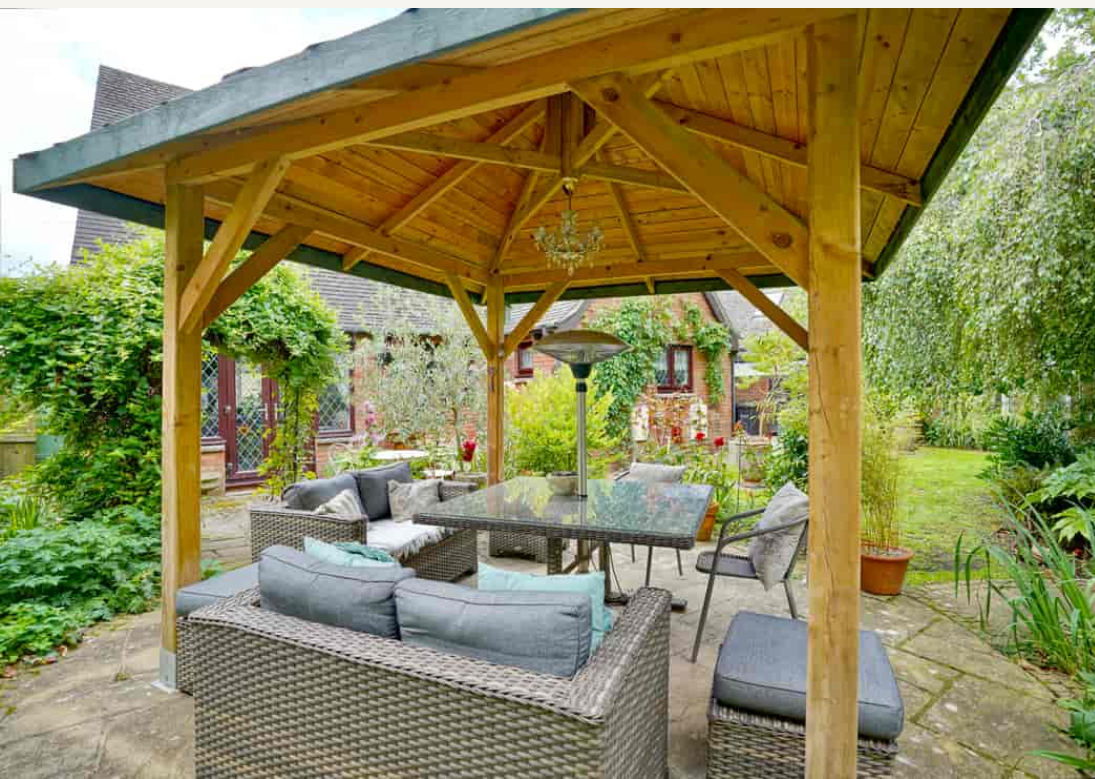


5, CHURCH LANE

UPWOOD • PE26 2QF





5, CHURCH LANE

UPWOOD • PE26 2QF

- Beautifully Positioned Family Residence
- En-Suites To Principal And Guest Bedrooms
- Double Garaging With Studio/Home Office Above
- Versatile Accommodation
- Desirable Village Location
- Three/Four Bedrooms
- Re-Fitted Kitchen With Granite Work Surfaces And Integrated Appliances
- Landscaped Gardens
- Close To Church And Village Centre

Close to the village church and set in the conservation area of this lovely village this well presented Potton home occupies a lovely non estate location. The versatile accommodation offers three/four bedrooms and two en-suite facilities. It offers a fabulous working from home space or studio above the over-sized Double Garaging.

The surrounding gardens are landscaped with a new gazebo and a pleasant summer house.

The property has a private gated frontage with parking for four vehicles.

Overall a superb family home that must be viewed.

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

Guide Price £550,000

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





RECESSED ENTRANCE PORCH TO

Glazed panel front door with stained glass inset and side panels to

RECEPTION HALL

19' 3" x 12' 10" (5.87m x 3.91m)

Stairs to first floor, exposed internal timber work, dado rail, exposed central brick work feature wall, coving to ceiling, minstrel gallery above, floored in Indian limestone.

SITTING ROOM

26' 8" x 16' 6" (8.13m x 5.03m)

A triple aspect room with UPVC leaded light windows to front, side and rear aspects, French doors access garden terrace to the rear, central impressive under lit inglenook fireplace with exposed brick work chimney feature with timber bressumer, tiled hearth and inset wood burner, exposed structural timber work, three double panel radiators, TV point, telephone point, coving to ceiling.

DINING ROOM

14' 9" x 12' 1" (4.50m x 3.68m)

A double aspect room with UPVC leaded light windows to two front aspects, single panel radiator, display recess, serving hatch to **Kitchen**, exposed structural timber work, stripped timber flooring.





KITCHEN/BREAKFAST ROOM

15' 1" x 11' 3" (4.60m x 3.43m)
 A double aspect room with UPVC leaded light windows to side and garden aspects, anthracite contemporary vertical radiator, exposed structural timber work, fitted in a bespoke range of Shaker style units with complementing deep Ogee cut edge granite work surfaces and up-stands, extensive tiling, inset Belfast sink unit with mixer tap, curved corner cabinets, under lit wall cabinets, integral plate rack, integral automatic AEG dishwasher, drawer units and pan drawers, fitted AEG larder fridge, exposed feature brickwork and a chimney style feature recess for range style cooker which is available by separate negotiation, with under lit recess and extractor fitted above, contour border tiling, coving to ceiling, Indian limestone flooring.

LAUNDRY/BOOT ROOM

9' 5" x 9' 0" (2.87m x 2.74m)
 Panel door to garden aspect and leaded light window to rear, fitted in a range of Shaker style cabinets with complementing work surfaces, tiling, single drainer ceramic sink unit with mixer tap, appliance spaces, recessed lighting, single panel radiator, tongue and groove panel work, Indian limestone flooring.

CLOAKROOM

Re-fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with tiling, tongue and groove panel work, UPVC Leaded light window to garden aspect, Indian limestone flooring.

WALK IN PANTRY

3' 3" x 3' 3" (0.99m x 0.99m)
 Fixed shelving, lighting, Indian limestone flooring.

FIRST FLOOR GALLERIED LANDING

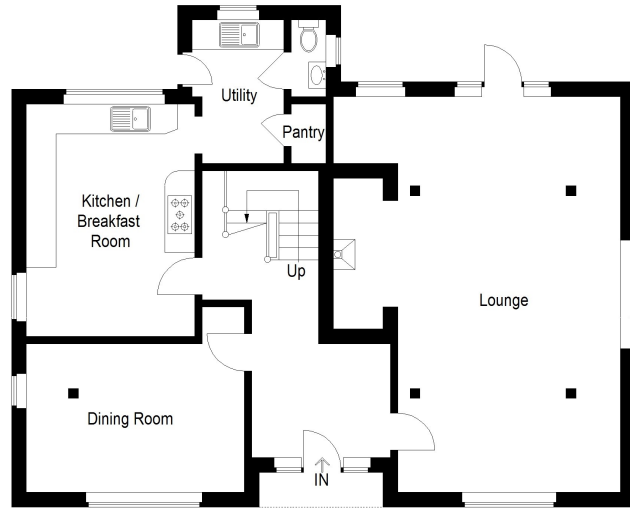
Velux window to rear aspect, access to loft space, minstrel balcony.

PRINCIPAL BEDROOM

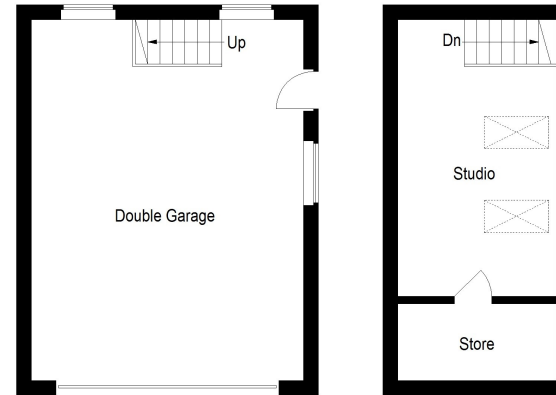
19' 0" x 14' 10" (5.79m x 4.52m)
 A triple aspect room with UPVC leaded light windows to front, side and rear aspects, single panel radiator, cupboard storage, exposed structural timber work, dressing area, TV point, two built in single wardrobes with hanging and shelving.



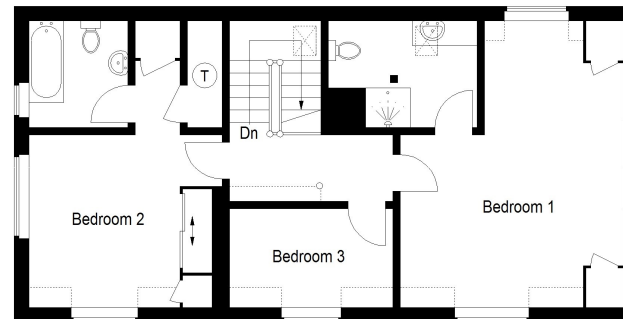
Approximate Gross Internal Area = 167.6 sq m / 1804 sq ft
 Double Garage / Studio / Store = 64.1 sq m / 690 sq ft
 Total = 231.7 sq m / 2494 sq ft




Ground Floor



(Not Shown In Actual
 Location / Orientation)



First Floor

 = Reduced headroom below 1.5 m / 5'0"

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. (ID995257)
 Housepix Ltd



EN SUITE BATHROOM

9' 0" x 6' 10" (2.74m x 2.08m)

Re-fitted in a three piece quality suite comprising circular surface mounted vanity wash hand basin, single panel radiator, shaver point, ornate high level WC, framed shower enclosure with independent shower unit fitted over, extensive tiling, Velux window to garden aspect, timber flooring.

GUEST SUITE

15' 0" x 14' 8" (4.57m x 4.47m)

A double aspect room with UPVC leaded light windows to front and side, single panel radiator, eaves storage cupboard, extensive wardrobe range incorporating a large double, dado rail, walk in storage cupboard housing hot water cylinder and shelving, wardrobe with hanging and shelf space.

RE-FITTED EN SUITE SHOWER ROOM

7' 5" x 7' 2" (2.26m x 2.18m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with tiling, back lit vanity mirror, panel bath with hand mixer shower, UPVC leaded light window to side aspect, single panel radiator, extensive tiled surrounds, exposed structural timber work, composite flooring.

BEDROOM 3

10' 10" x 6' 9" (3.30m x 2.06m)

Exposed structural timber work, UPVC leaded light window to front aspect, single panel radiator.

OUTSIDE

The property stands in a private gated and picket fence frontage with extensive lawns edged in stocked shrub beds, a selection of rose beds and enclosed by well tended low privet hedging with a pleasant outlook over the church yard. A five bar gate gives access to the driveway with provision for four vehicles accessing the **Double Garage** as described with gated access extending to the rear.

DOUBLE GARAGE

24' 6" x 18' 4" (7.47m x 5.59m)

Single up and over door, power and lighting, private door to the rear and stairs extending to the first floor to

STUDIO/BEDROOM 4

18' 8" x 10' 5" (5.69m x 3.17m)

Twin Velux windows to garden aspect, exposed timber flooring, heated and insulated with storage cupboard, Pine flooring, power, internet and lighting,

OUTSIDE REAR

The rear garden is beautifully stocked and arranged with a covered bin store, an extensive paved terrace, areas of tended lawn with a large stocked variety of evergreen and deciduous ornamental shrubs and several notable trees, outside tap and lighting, there is a circular seating area with a **Gazebo** which is of timber construction with a shingled roof, light and power. The garden is enclosed by mixed panel fencing and mature screening offering a good degree of privacy. To the rear of the **Garage** there is a pleasant **Summer House** of timber construction, to the rear is a timber storage shed and potting area.

TENURE

Freehold

Council Tax Band - F





Huntingdon

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St Neots

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St. Neots

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Peter Lane & Partners
EST 1990
Town & Country



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