

29 HIGH STREET

TILBROOK • PE28 0JP



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AT A GLANCE

- Characterful Cottage, Set Back from the Road with Delightful Gardens and Ample Off-Road Parking.
- Cosy Sitting Room with Brick Fireplace and Wood Burning Stove.
- Breakfast/Dining Room and Snug with Glazed Door Opening onto the Garden.
- Rustic Kitchen with Butler Sink and Hardwood Counters.
- Three Comfortable Bedrooms and Spacious Bathroom with Bath and Separate Shower.
- Full Oil-Fired Central Heating.
- Village Environment Convenient for Access to Excellent Local Schools, Amenities and Major Road and Rail Links.

The Property is a charming and characterful village home, perfectly located within this popular location, convenient for local schools and facilities and ideal for those requiring access to major road and rail links.

The property, with slate roof and attractive brick elevations, offers surprising spacious yet characterful accommodation extending to around 985 square feet, with a welcoming entrance hall, living room with herringbone wood flooring, brick fireplace and wood burning stove, breakfast/dining room and snug area with glazed door opening onto the garden, and a well-fitted rustic kitchen with Butler sink, hardwood counters and quarry tiled floor. Upstairs there are three comfortable bedrooms and a generous bathroom with a free-standing roll top bath and separate shower.

The delightful rear garden is fully enclosed and there is both ample off-road parking/turning space and an additional covered area for storage or potential car port.



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

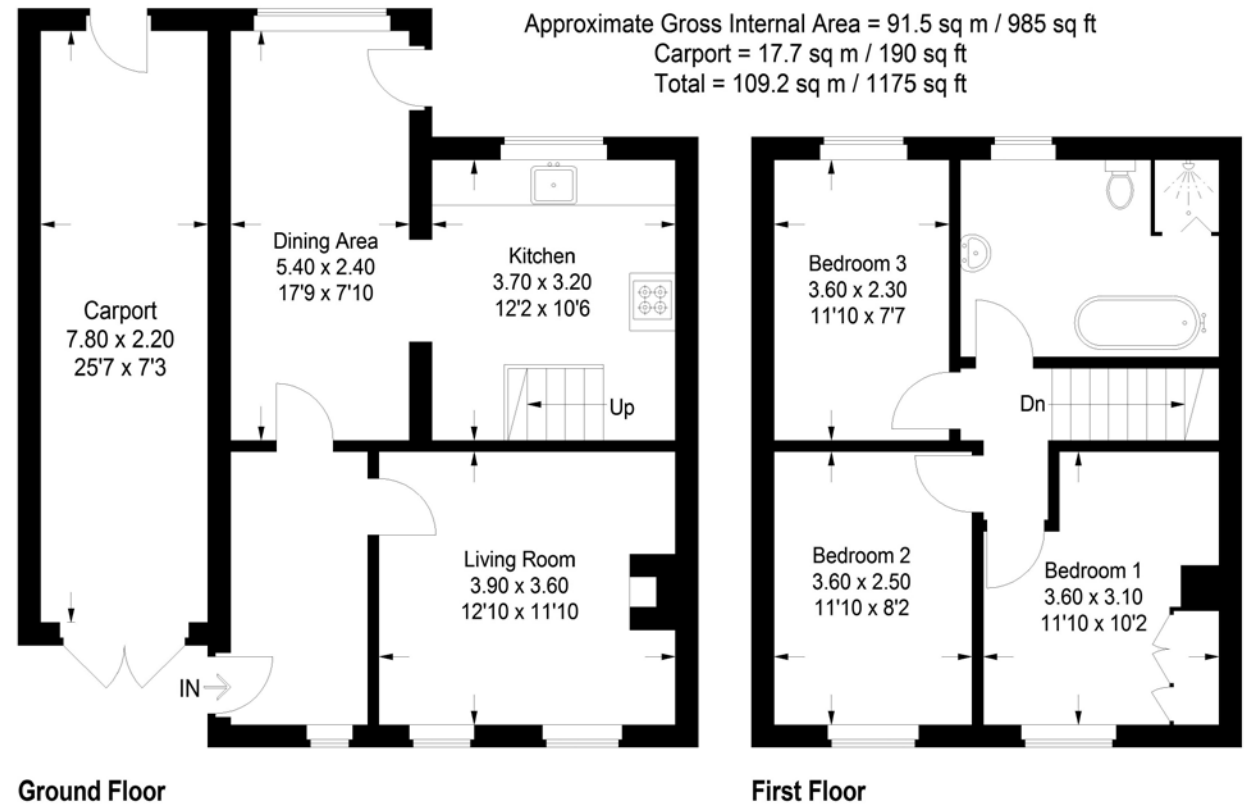
Guide Price £345,000

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THE VILLAGE

The attractive village of Tilbrook is situated west of Kimbolton on the B645 and benefits from a pub/restaurant, Church and recreation ground with children's play area, and is a sociable community with an active village hall and parish council. Conveniently situated for road and rail links, main routes such as the recently upgraded A14, the A1, A428, A6, M1 and M6 are all within easy reach, with nearby Bedford, Huntingdon and St Neots offering mainline commuter service to London. The market town of Kimbolton boasts one of the area's leading private schools, along with the well-regarded Kimbolton Primary Academy. It has a variety of shops and cafes, pub/restaurant and Indian restaurant, dentist and doctor's surgeries, chemist, veterinary practice, garage and supermarket. The University City of Cambridge lies less than 30 miles to the east with a guided 'bus service running from St Ives. Luton, Stansted and East Midlands airports are approx. one hour away.



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. (ID1149388)

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