

42 HATCHET LANE

STONELY • PE19 5EG



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AT A GLANCE

- Individual established detached four-bedroom home in sought-after location.
- Generous, mature plot in excess of 0.3 of an acre.
- Wonderful, uninterrupted views of open fields and countryside beyond.
- Around 1,750 square feet of versatile and adaptable accommodation with up to four bedrooms.
- Sitting room and kitchen/breakfast/dining room with pantry.
- Bedroom 3 and bedroom 4/study on the ground floor.
- Entrance lobby with guest cloakroom/WC.
- Two first floor bedrooms, bathroom and extensive additional space providing potential for en suite, additional bedroom and storage.
- Garage and ample off-road parking.
- Outstanding opportunity to extend, remodel and improve (subject to relevant permissions).
- Peacefully located yet convenient for schools and major road and rail links.
- Fitted solar panel system with feed-in tariff.

THE PROPERTY

Dating back to the mid-1960's this fine, established detached home is well positioned in one of the area's premier locations, set amid delightful rural surroundings and within walking distance of Kimbolton school.

The property is set back from the lane, with a generous plot of over 0.3 of an acre with delightful, south-westerly facing gardens and wonderful field views and represents an outstanding opportunity to refurbish, remodel and extend, subject to the relevant permissions.

In brief, the existing accommodation comprises entrance lobby with guest cloakroom and WC, comfortable dual aspect sitting room with fireplace and wonderful garden views, spacious kitchen/breakfast/dining room with charming original cabinets plus pantry. Also found on the ground floor are bedroom three and bedroom four/study.

On the first floor there are two double bedrooms, a family bathroom and extensive additional areas ideal for conversion to extra bathroom, bedroom and storage/wardrobe space.

There is also a garden room and attached garage with electrically operated roller door.

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Guide Price £600,000

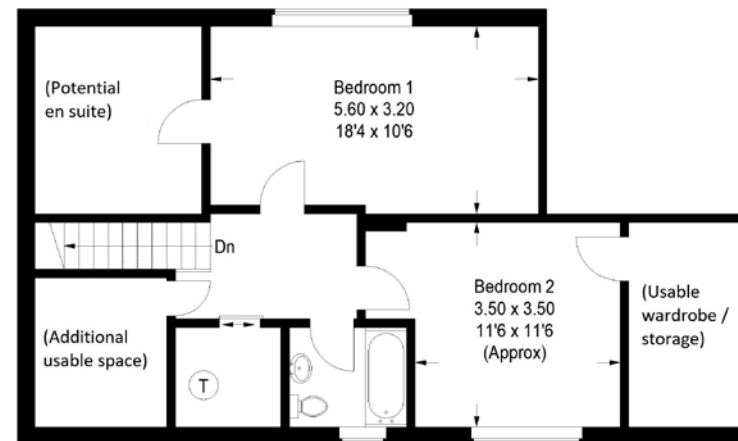
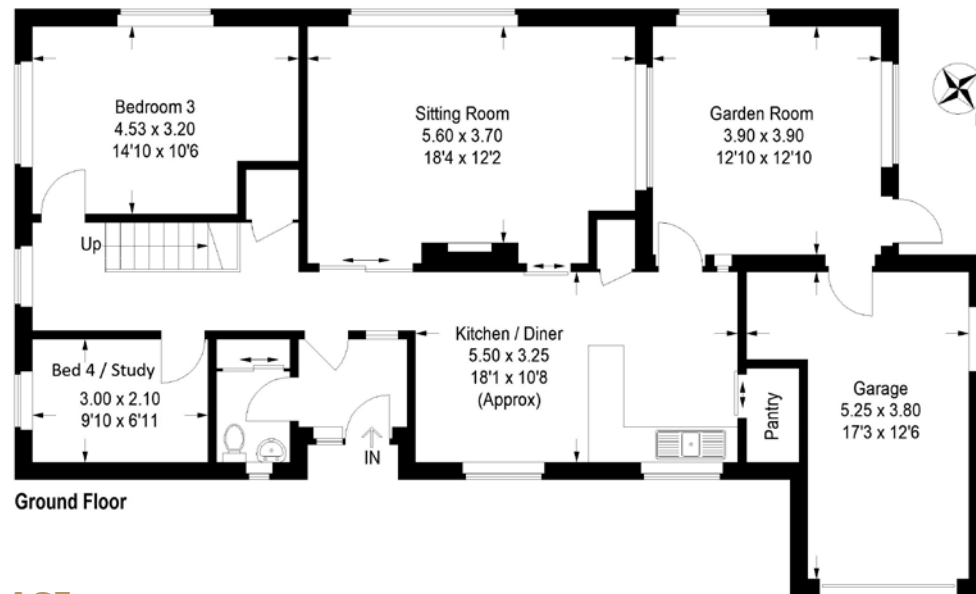
The vendors of the property reserve the right to adopt a development clawback should more than one dwelling be erected on the site

Kimbolton branch: 01480 860400
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Approximate Gross Internal Area (Including Garage / Excluding Loft Space)
165.0 sq m / 1776 sq ft



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. (ID1061245)
Housepix Ltd

THE VILLAGE

Stonely is a designated conservation area within the parish of Kimbolton, to the west of Huntingdonshire and close to the boundary with Bedfordshire. It is situated on the route between St Neots and Kimbolton, the highway set in the valley of the river Kym amongst the rolling landscape which characterises the western edge of the district.

The A1 is about 5.7 miles Southeast giving excellent dual carriageway access both north and south and to the recently upgraded A14. An excellent main line commuter train service to London St Pancras is available from St Neots (approx. 8 miles) and Kings Cross via Huntingdon (approx. 11 miles). Bedford is approximately 14 miles and Cambridge 26 miles away.

The airports of Stansted and Luton can be reached in approximately one hour, with East Midlands in around one and a quarter hours.

Nearby, is the popular and historic market town of Kimbolton which boasts one of the area's leading private schools, Kimbolton School, along with the well-regarded Kimbolton Primary Academy. There is variety of shops and eateries, a pub, doctor's surgery, dentist, chemist, supermarket and garage.



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