



CLOVER HOUSE

WENNINGTON ROAD • LITTLE RAVELEY • PE28 2NF



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- Equestrian Property
- Four Double Bedrooms
- Three Reception Rooms
- Horseshoe Driveway
- Extensive Parking
- Rarely Available Location
- Over Two Acres With Level Paddock
- Stunning Views
- Stables And Tack Room
- Planning Permission For Two Storey Extension – Ref: 20/01520/HHFUL

Clover House is an attractive four-bedroom detached family home ideal for the equestrian enthusiast set in grounds approaching two and a half acres with stables, tack room and cart lodge. The property is approached via a sweeping gravel driveway which provides ample horse box and vehicular parking.

Internally the house is well presented offering spacious and flexible accommodation with living and entertaining spaces with three reception rooms and a spacious kitchen/dining/family room which opens out on to the well-kept gardens and stunning views over fields and Wennington Wood.

The Property also benefits from planning permission for a two storey and single storey extension, planning reference 20/01520/HHFUL.

Little Raveley is a picturesque hamlet just seven miles north of the historic market town of Huntingdon which offers an excellent range of facilities to include schools, retail shops, supermarkets, hospital, racecourse and mainline station to London Kings Cross as well as being just a few minutes' drive to the A1 and A14.

Viewing is highly advised and by appointment only.

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Price £825,000

Huntingdon branch: 01480 414800
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COVERED STORM PORCH OVER WITH SEATING AND LOG STORE TO

Timber and glazed door to

RECEPTION HALL

Three windows to front aspect, stairs to first floor galleried landing, coving to ceiling, radiator, coats hanging space, laminate flooring, under stairs storage cupboard, door to

STUDY

8' 6" x 6' 8" (2.59m x 2.03m)

Window to front aspect, coving to ceiling, radiator.

LIVING ROOM

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

Coving to ceiling, two wall light points, window to side aspect, two windows and French doors to Play Room, brick built fireplace with timber bressumer, raised tiled hearth, inset fire basket with canopy over.

PLAY ROOM

17' 4" x 11' 8" maximum (5.28m x 3.56m)

Double glazed windows to garden aspect and double glazed French doors to patio, laminate flooring, two radiators, door to





KITCHEN/DINING/SITTING ROOM

25' 0" x 19' 2" (7.62m x 5.84m)

A double aspect room with three windows to rear, two windows to side and French doors to rear, coving to ceiling, fitted in a range of base and drawer units with complementing work surfaces, Butler style sink with mixer tap, complementing tiling, display shelving, space for range style cooker, space and plumbing for dishwasher, space for fridge freezer, brick built fireplace with wood burning stove and raised tiled hearth, laminate flooring, two wall light points, radiator, door to

CLOAKS AREA

13' 7" x 4' 3" (4.14m x 1.30m)

Two windows to front aspect, coving to ceiling, radiator, tiled floor, door to side with covered storm porch.

UTILITY ROOM

8' 3" x 6' 5" (2.51m x 1.96m)

Window to side aspect, fitted with stainless steel single drainer sink unit and complementing work surfaces, base cupboard, display shelving, space and plumbing for washing machine, space for tumble dryer, floor mounted oil fired central heating boiler serving hot water system and radiators, tiled flooring, coving to ceiling.



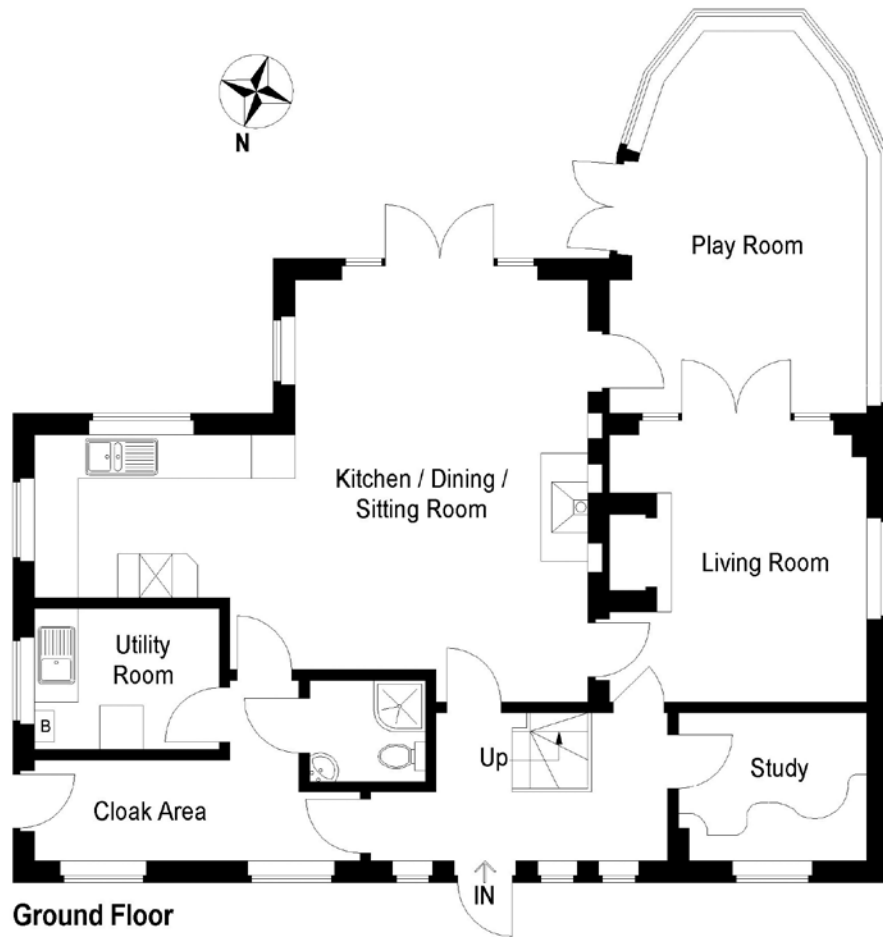
SHOWER ROOM

Fitted in a three piece suite comprising low level WC, wash hand basin, shower cubicle, complementing tiling, coving to ceiling, tiled flooring, heated towel rail.

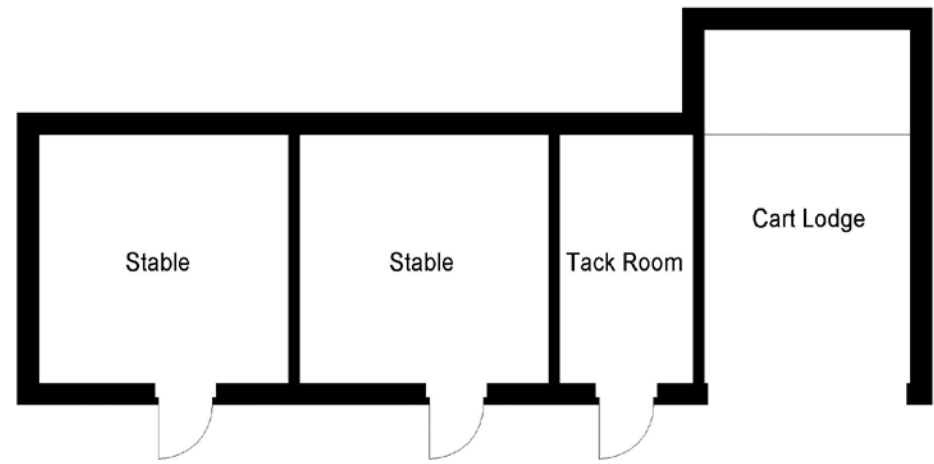
FIRST FLOOR GALLERIED LANDING

Access to loft space, window to front aspect, radiator, airing cupboard housing hot water cylinder and shelving.

Approximate Gross Internal Area
172.1 sq m / 1852 sq ft
Outbuilding = 46.2 sq m / 497 sq ft
Total = 218.3 sq m / 2349 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)

Outbuilding



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. (ID993430)

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BEDROOM 1

13' 5" x 13' 3" (4.09m x 4.04m)

A double aspect room with windows to side and rear aspects, radiator.

BEDROOM 2

16' 0" x 9' 4" (4.88m x 2.84m)

A double aspect room with windows to front and side aspects, radiator.

BEDROOM 3

13' 2" x 9' 5" (4.01m x 2.87m)

A double aspect room with windows to side and rear aspects, radiator.

BEDROOM 4

11' 9" x 10' 1" (3.58m x 3.07m)

Window to front aspect, radiator.

FAMILY BATHROOM

11' 7" x 8' 8" (3.53m x 2.64m)

Two windows to rear aspect, recessed down lighters, re-fitted in a four piece suite comprising low level WC with concealed cistern, panel bath with mixer tap shower attachment, surface mounted wash hand basin, double shower cubicle with drench style shower head over and hand held attachment, complementing tiling, display plinths, two heated towel rails, wood effect flooring.

OUTSIDE

The property is approached via a horseshoe gravel driveway and two five bar gates providing ample horsebox and vehicular parking. The front garden is laid to lawn with mature trees and established planting and outside lighting. To either side of the house there are two five bar gates opening to the generous southerly facing rear gardens and stable block. The well kept rear garden is largely laid to lawns with mature planting, trees, seating area, outside lighting, sunken children's trampoline and chicken run.

STABLE BLOCK AND Paddock

Stable 1 - 11' 6" x 11' 3" (3.51m x 3.43m)

Stable 2 - 11' 5" x 11' 3" (3.48m x 3.43m)

Tack Room 11' 9" x 6' 1" (3.58m x 1.85m)

Cart Lodge 16' 1" x 9' 4" (4.90m x 2.84m)

The paddock is located at the rear of the property approaching two acres being post and rail enclosed with mature hedging and trees.

AGENTS NOTE

The property is connected to a septic tank. Central heating is oil fired.

TENURE

Freehold

Council Tax Band - E





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