



72 OWL END

GREAT STUKELEY • PE28 4AQ



72 OWL END

GREAT STUKELEY • PE28 4AQ

- Beautifully Positioned Individual Family Residence
- Four Generous Reception Rooms
- Family Bathroom And Shower Room
- Thoughtfully Extended Accommodation
- Five Bedrooms With En Suite To Principal Bedroom
- 19' Triple Aspect Kitchen/Breakfast Room
- Re-Fitted Sanitaryware
- Third Of An Acre Mature And Private Gardens

This wonderfully proportioned, extended five bedroom Victorian family home is positioned within a prestigious non estate location just a ten-minute drive from Huntingdon railway station.

The accommodation is centred around a 19' triple aspect Kitchen/Family Room and extends to four reception rooms with some notable fireplaces and two wood burners. There is ample parking provision and a pleasant open aspect to the front.

The house stands in beautifully third of an acre gardens with outstanding views over rolling parkland land to the rear.

The house is offered with No Forward Chain.



Guide Price £700,000

Huntingdon branch: 01480 414800

www.peterlane.co.uk Web office open all day every day

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



INTEGRAL STORM CANOPY OVER

Glazed composite front door to

RECEPTION HALL

11'4" x 10'11" (3.45m x 3.33m)

Single panel radiator, stairs to first floor with understairs cupboard, central heating thermostat, engineered Oak flooring.

LAUNDRY/BOOT ROOM

8'10" x 8'0" (2.69m x 2.44m)

Fitted in a range of base units with work surfaces, double drainer stainless steel sink unit with mono bloc mixer tap, wall mounted gas fired central heating boiler serving hot water system and radiators, appliance spaces, double glazed door to side aspect, coats hanging area, display shelving, ceramic tiled flooring.

CLOAKROOM

7'1" x 3'3" (2.16m x 0.99m)

Fitted in a two-piece white suite comprising low level WC, wall mounted wash hand basin with mixer tap and tiled surrounds, recessed lighting, double glazed window to side aspect, ceramic tiled flooring.





KITCHEN/BREAKFAST ROOM

19'0" x 12'4" (5.79m x 3.76m)

A light double aspect room with double glazed windows to rear aspect and double glazed French doors accessing garden terrace to the rear, single panel radiator, fitted in a range of base and wall mounted cabinets with complementing Corian work surfaces, inset sink unit with mono bloc mixer tap, appliance spaces, drawer units, central dividing peninsular unit incorporating additional cabinet storage, drawer units, pan drawers, integral electric oven and five ring gas hob with bridging unit and extractor fitted above, integrated Neff microwave, up-stands and glass splashbacks, fixed display shelving, ceramic tiled flooring.

RECEPTION HALL/DINING ROOM

13'0" x 12'2" (3.96m x 3.71 m)

Open plan to Reception Hall, double panel radiator, sliding double glazed patio doors to garden terrace, engineered Oak flooring.

STUDY

14'6" x 10'3" (4.42m x 3.12m)

A double aspect room with double glazed picture windows to front and side aspects, double panel radiator, exposed timber work, decorative fireplace recess.

LIVING ROOM

14'2" x 13'11" (4.32m x 4.24m)

A double aspect room with two double glazed picture windows to front and side aspects, double panel radiator, central fireplace recess with exposed brickwork chimney feature and brick tiled hearth with inset multi fuel burner, recessed lighting, exposed timber flooring.



SITTING ROOM

19'8" x 12'2" (5.99m x 3.71 m)

A light double aspect room with two double glazed windows to rear aspect, two double panel radiators, French doors to garden terrace to the side, central fireplace with tiled hearth and exposed brickwork chimney feature with inset wood burner, wall light points, TV point, telephone point, engineered Oak flooring.

FIRST FLOOR GALLERIED LANDING

15'5" x 8'10" (4.70m x 2.69m)

Two double glazed picture windows to front aspect, two double panel radiators, eaves storage cupboard, airing cupboard housing pressurised hot water system and shelving.

Approximate Gross Internal Area = 214.5 sq m / 2309 sq ft



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. (ID1062579)
Housepix Ltd

SHOWER ROOM

7'8" x 4'11" (2.34m x 1.50m)

Fitted in a three-piece white suite comprising low level WC, vanity was hand basin with cabinet storage and tiling, over-lit vanity mirror, double glazed windows to two front aspects, screened shower enclosure with independent shower unit fitted over, extensive tiling.

BEDROOM 1

16'9" x 12'2" (5.11m x 3.71m)

A pleasant double aspect room with two double glazed windows to rear and double glazed window to side aspect, wall light points, wardrobe range with hanging and shelving.

EN SUITE SHOWER ROOM

7'7" x 5'8" (2.31m x 1.73m)

Re-fitted in a three-piece contemporary white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap, heated towel rail, screened shower enclosure with independent power shower fitted over, decorative ceramic tiling, extractor, access to loft space.

BEDROOM 2

12'7" x 11'0" (3.84m x 3.35m)

Double glazed window to side aspect, fixed display shelving, single panel radiator.

BEDROOM 3

12'0" x 10'2" (3.66m x 3.10m)

A double aspect room with double glazed picture windows to side and rear aspects, access to loft space, single panel radiator, double wardrobe with hanging and shelving.

SECONDARY LANDING

Further loft access, inner access to

FAMILY BATHROOM

9'6" x 5'6" (2.90m x 1.68m)

Double glazed windows to two aspects, fitted in a three-piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with hand mixer shower and mixer tap, heated towel rail, exposed timber flooring.

BEDROOM 4

12'2" x 8'1" (3.71 x 2.46m)

Double panel radiator, double glazed window to front aspect, wardrobe with hanging and shelving.

BEDROOM 5

13'9" x 9'1" (4.19m x 2.77m)

Extensive wardrobe range with hanging and shelving, storage unit, double panel radiator, double glazed window to front aspect.

OUTSIDE

The property stands in mature well stocked and beautifully maintained gardens. There is an extensive brick paviour driveway to the front giving provision for three or more vehicles with areas of lawn and a selection of ornamental trees, shrubs and flower beds. The frontage is primarily lawned and enclosed by hedging with trellis work, Clematis Ceanothus and Apple Blossom Quince. The gardens extend to the side with an expanse of lawn, wildflower area among mature trees with a paved south facing terrace.

OUTSIDE REAR

The gardens are well stocked with a wildlife friendly pond stocked with an array of water planting. French doors from the kitchen/dining room open to a path and steps lead up to a pleasant landscaped rear garden arranged over several levels. A circular paved seating area surrounded by scented plants and rose arbour catches the evening sun ideal for summer entertaining. Further herbaceous beds and a selection of mature trees. The gardens back on to a beautiful area of meadow, to be reserved as parkland with further views over rolling countryside.

AGENTS NOTE

The vendor informs us that there is Gigabit fibre data installed to the property.

TENURE

Freehold

Council Tax Band - F





Peter Lane &
PARTNERS
 — EST 1990 —
Town & Country

**move
 withUS**
 Property, properly.

naea | **propertymark**
PROTECTED

Zoopla


 PrimeLocation.com

rightmove 


 The Property Ombudsman
 SALES


MAYFAIR
 office.co.uk

Huntingdon

60 High Street

Huntingdon

Tel : 01480 414800

St Neots

32 Market Square

St. Neots

Tel : 01480 406400

Kimbolton

6 High Street

Kimbolton

Tel : 01480 860400

Mayfair Office

Cashel House

15 Thayer St, London

Tel : 0870 112 7099

Peter Lane and Partners for themselves as agents for the vendors or lessors of this property give notice that these particulars are produced in good faith, and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane and Partners or any employee therefore do not have the authority to make or give any warranty, guarantee or representation what so ever in relation to this property.