

PLOT 5, MANOR FARM

GREAT RAVELEY • PE28 2QX





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- Individual New Home
- Bespoke 22' x 20' Kitchen/Breakfast Room
- Carport And Generous Driveway
- Stunning Field And Countryside Views
- Four Bedrooms With En Suite To Principal Bedroom
- Sitting Room And Study
- Air Source Heat Pump With Underfloor Heating To The Ground Floor
- Immediately Available

This exceptional, individual four-bedroom new home is positioned in the picturesque village of Great Raveley, offering the perfect blend of contemporary living and serene countryside beauty. This stunning residential development presents a unique opportunity to secure a property designed with comfort, style, and sustainability in mind, immediately available to welcome its new owners. Step inside to discover a bespoke 22' by 20' kitchen/breakfast room that serves as the heart of the home. Thoughtfully designed this spacious and well-appointed kitchen offers a bright and inviting space that boasts high-quality finishes and modern appliances. Its generous proportions ensure there's plenty of room for culinary creativity and relaxed dining.

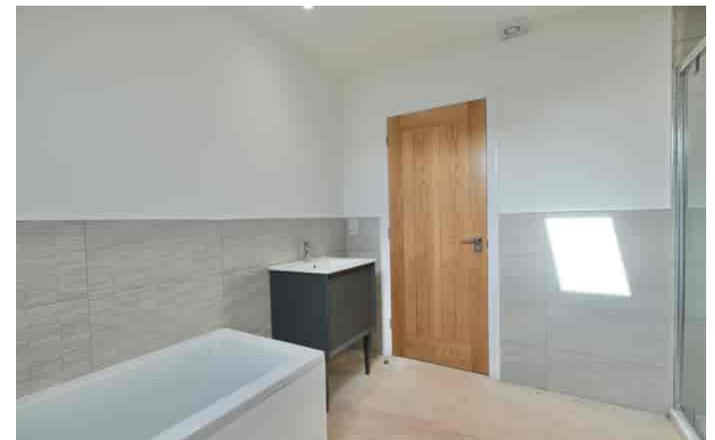
The accommodation also includes a welcoming sitting room that provides a comfortable retreat for relaxation and socialising, alongside a dedicated study perfect for those working from home or requiring a quiet space. Upstairs, the principal bedroom comes complete with an elegant en suite, offering privacy and convenience. The additional bedrooms are generously sized, ensuring ample space for family members or guests. Every room is designed to maximise comfort and natural light.

Practicality meets innovation with the inclusion of an air source heat pump and underfloor heating on the ground floor, ensuring energy efficiency and year-round comfort. These eco-friendly heating solutions underscore the home's commitment to sustainable living while creating a warm and welcoming environment. One of the standout features of this property is the stunning uninterrupted field and countryside views that can be enjoyed from several vantage points within the home.

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Guide Price £725,000

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COMPOSITE PANEL DOOR WITH GLAZED SIDE PANELS TO

RECEPTION HALL

Stairs extending to first floor with Oak and glass balustrade, understairs storage cupboard, central heating thermostat, inner door to

CLOAKROOM

Fitted in a two piece range of white sanitaryware comprising low level WC, vanity wash hand basin with mixer tap, UPVC window to front aspect.

UTILITY ROOM

8' 2" x 6' 3" (2.49m x 1.91m)

Fitted in a range of Shaker style grey toned cabinets with complementing Oak butchers block work surfaces, single drainer sink unit with mixer tap, UPVC window to front aspect, fixed display shelving, extensive tiling, recessed lighting, extractor.





KITCHEN/DINING/FAMILY ROOM

22' 8" x 20' 0" (6.91m x 6.10m)

An impressively proportioned room beautifully fitted in a range of grey Shaker style cabinets with complementing Oak butchers block work surfaces and re-tiled surrounds, fixed display shelving, drawer units, pan drawers, UPVC windows to front and side aspects and bi-fold doors accessing garden terrace to the rear, a selection of integrated appliances incorporating dual ovens, integral induction hob, fridge freezer, automatic dishwasher, central dividing peninsular unit incorporating breakfast bar.

LIVING ROOM

15' 9" x 15' 2" (4.80m x 4.62m)

Bi-fold doors to garden terrace to the rear, TV and telephone point.

STUDY

8' 0" x 7' 3" (2.44m x 2.21m)

UPVC window to front aspect.

FIRST FLOOR LANDING

UPVC window to rear aspect, inner door to

PRINCIPAL BEDROOM

24' 5" x 11' 1" (7.44m x 3.38m)

Incorporating **Dressing Area**. A double aspect room with UPVC window to front and UPVC window to side,

EN SUITE SHOWER ROOM

Fitted in a range of white sanitaryware comprising low level WC, vanity wash hand basin with cabinet storage, screened shower enclosure with independent shower unit fitted over, extractor, chrome heated towel rail, Velux window to front aspect.

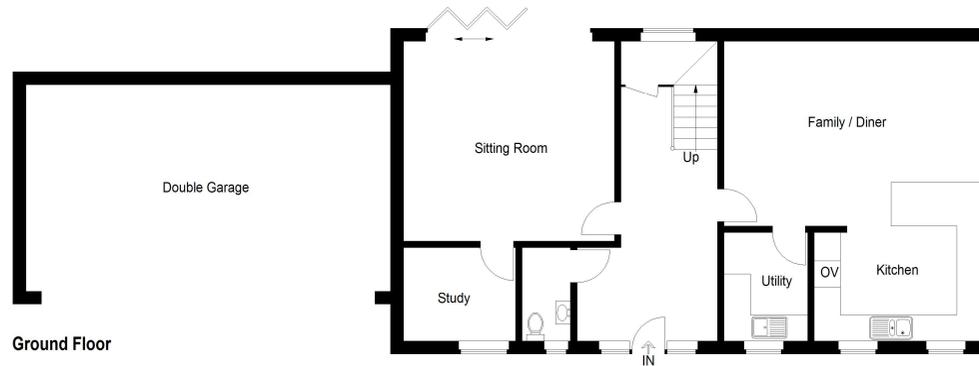


PLOT 5 Manor Farm Great Raveley, PR28 2QX

Approximate Gross Internal Area = 184.9 sq m / 1990 sq ft
Double Garage = 39.4 sq m / 424 sq ft
Total = 224.3 sq m / 2414 sq ft



First Floor



Ground 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. (ID1279029)
Housepix Ltd



BEDROOM 2

15' 9" x 10' 6" (4.80m x 3.20m)
UPVC window to side aspect.

BEDROOM 3

14' 3" x 11' 11" (4.34m x 3.63m)
UPVC window to side aspect.

BEDROOM 4

12' 8" x 8' 2" (3.86m x 2.49m)
UPVC window to rear aspect.

FAMILY BATHROOM

Fitted in a four piece range of white sanitaryware comprising screened shower enclosure with independent multi head shower fitted over, heated towel rail, low level WC, panel bath with mixer tap, vanity wash hand basin with drawer units and mixer tap, extensive tiling, Velux window to rear aspect, extractor.

OUTSIDE

There is an extensive brick paviour driveway giving provision for several vehicles accessing the **Adjoining Carport** sufficient for two or three vehicles measuring 26' 8" x 19' 9" (8.13m x 6.02m) with private door to the rear, power and outside lighting. The gardens are neatly arranged with an extensive paved terrace, outside tap, lighting and power enclosed by a combination of panel fencing and post and rail fencing with stunning open field views.

AGENTS NOTES

Flooring choices are available subject to budget.

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

TENURE

Freehold
Council Tax Band - TBC





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St Neots

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St. Neots

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