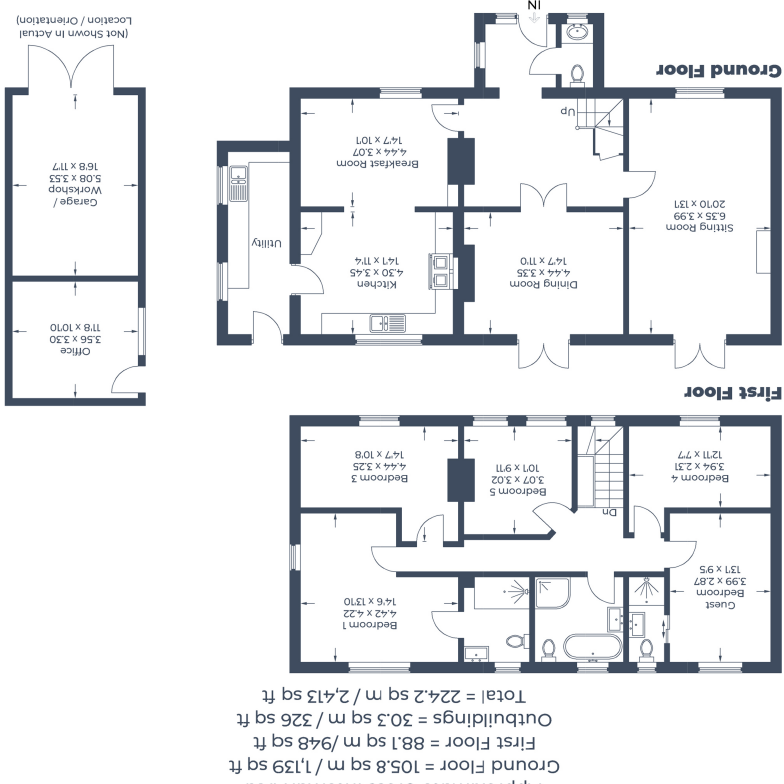


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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measurements are approximate, not to scale.
Illustration for identification purposes only.





56-58 High Street, Toseland, St Neots, Cambridgeshire PE19 6RX

£900,000

- AROUND 2/3 ACRE PLOT.
- FIVE BEDROOMS IN TOTAL.
- LARGE KITCHEN BREAKFAST ROOM WITH RAYBURN.
- LARGE TIMBER GARAGE AND OFFICE.
- SITTING ROOM WITH WOOD BURNER.

- STUNNING SOUTH FACING GARDEN BACKING ONTO FIELDS.
- TWO BEDROOMS ARE EN-SUITE.
- DRIVEWAY WITH ELECTRIC GATES.
- SMALL HAMLET LOCATION WITHIN EASY REACH OF AMENITIES.
- IMMACULATLY PRESENTED THROUGHOUT.

Introduction

Set in a plot of around 2/3 of an acre, this stunning property is presented in outstanding order throughout. Built in 1901, this Victorian home has been extended and offers ample space for a family. Originally part of the Croxton Estate.

The accommodation offers, in brief, FIVE BEDROOMS, two with En-Suite Shower Rooms, TWO RECEPTION ROOMS, a KITCHEN BREAKFAST ROOM with Rayburn and a UTILITY ROOM. There is also a spacious Reception Hall and ground floor Cloakroom/W.C.

With a generous established SOUTH FACING GARDEN that backs onto open fields this is truly a nature lovers dream home. With natural ponds in neighbouring properties the garden is a haven for wildlife and the local Duck population.

There is a large detached TIMBER GARAGE with an OFFICE at the rear, ideal for those working from home and benefitting from a wired internet connection.

TOSELAND is a small Hamlet 16 miles from Cambridge and just 5 miles from St Neots and its mainline train station. The A428 is a short distance away providing excellent road links to Cambridge, the A1 and M11. The charming church of St Michael also serves as the venue for a variety of community events. Just a short walk takes you to the Dinky Drinky Box open on occasion to serve the locals looking to socialise.

Ground Floor

Accommodation

Door to

Entrance Hall

windows to the front and side aspect, wood flooring, radiator

Cloakroom

WC, vanity with stone wash basin, radiator, frosted window, tiled floor

Reception Hall

stairs to the First Floor Landing, under stairs storage cupboard, wood flooring, radiator, part glazed double doors to the Dining Room

Sitting Room

Dual aspect with a window to the front aspect and French doors to the rear garden, fireplace with wood burner and slate hearth, terrestrial and satellite TV points, wired internet, two radiators

Dining Room

French doors to the rear garden, wood flooring, coved ceiling, radiator, feature carved wooden fireplace surround, stone hearth

Kitchen

solid wood base and eye level cupboards, drawer units, beech work surfaces with tiled splashbacks, stainless steel one and a half bowl sink, oil fired 2 oven Rayburn (domestic hot water and heating supply), integrated dishwasher, integrated electric fan assisted oven, combination microwave, space for fridge freezer, Karndean flooring, window to the rear aspect, radiator, door to Utility Room, open to Breakfast Room

Breakfast Room

window to the front aspect, Victorian style fireplace (currently not in use), radiator, terrestrial TV point

Utility Room

base and eye level cupboards, drawer units, work surfaces with stainless steel one and a half bowl sink unit, plumbing for washing machine, space for tumble dryer, two windows to the side aspect, tiled floor, radiator, part glazed door to the rear garden

First Floor

First Floor Landing

access to the fully boarded full length loft space with integrated ladder and power & light, window to the front aspect

Bedroom One

dual aspect with windows to both rear and side aspects, coved ceiling, radiator, terrestrial TV point

En Suite Shower Room

large fully tiled walk-in shower, W.C, vanity unit with wash basin, tiled splash back, illuminated/heated mirror, window to the rear aspect, tiled floor, towel radiator

Guest Bedroom

window to the rear aspect, radiator

En Suite Shower Room

fully tiled shower, W.C, pedestal wash basin, tiled splashback, window to the rear aspect, towel radiator, shaver socket

Bedroom Three

window to the front aspect, radiator

Bedroom Four

window to the front aspect, radiator

Bedroom Five

two windows to the front aspect, radiator

Bathroom

roll-top bath, pedestal wash basin, tiled splash back, fully tiled corner shower, towel radiator, tiled floor, window to the rear aspect

Outside

Gardens

at the front, electric gates to the gravel driveway with ample off road parking leading to the Garage. The garden at the front is laid to lawn and enclosed by mature hedgerow with established flowering borders.

The garden at the rear is SOUTH FACING, laid to lawn with established shrub borders and flower beds, gravel patio, a variety of mature trees including Willow, Horse Chestnut, flowering Cherry and Greengage, Apple and Pear trees, fruit bushes, Wisteria and a generous composting area.

Three garden sheds and a garden machinery store (with power connected), a potting shed and wood store.

There is also a veg plot and Greenhouse.

Outside taps, power points and lighting.

Garage

Barn style doors, power and light connected

Office

at the rear of the Garage is the Office with window to the side aspect and personal door to the garden. This is hard-wired for internet connection.

