

BRIDGE HOUSE

UPPER DEAN • CAMBRIDGESHIRE • PE28 0ND





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AT A GLANCE

- Outstandingly individual detached residence in prestigious village location.
- Standing in around 2.5 acres with delightfully landscaped formal gardens and grounds and unrivalled countryside views.
- Extensive indoor and outdoor leisure facilities including library, snooker room, detached pool house with heated pool and sauna.
- Exceptional living space in excess of 5,450 square feet with annexe potential, ideal for the extended family, entertaining, and homeworking.
- Welcoming reception hall with bar and seating areas and superb central hardwood staircase.
- Four reception rooms including drawing room and wonderful main sitting room with vaulted ceiling and bi-folding doors to the veranda.
- Well-crafted kitchen/breakfast room with comprehensive range of quality cabinets, granite counters and Rayburn.
- Generous principal bedroom with dressing room and bathroom en suite.
- Four further bedrooms and four additional bath/shower rooms – two en suite.
- All approached via a private, gated entrance with sweeping driveway, parking/turning space, double garage, workshop and separate four-car garage complex with office/gym.

The village of Upper Dean is separated by approximately a mile of open countryside and can be found approximately 4 miles to the west of Kimbolton. Upper Dean boasts a Public House, Eileen Wade Lower School and a Parish Church. The village is in the catchment area for Margaret Beaufort Middle School and Sharnbrook Upper School. Upper Dean also features excellent sporting and recreational facilities with all-weather tennis courts, cricket pitch and a sports pavilion which a playgroup uses.

Nearby, the historic market town of Kimbolton boasts one of the area's leading private schools, Kimbolton School, along with the well-regarded Kimbolton Primary Academy. There is a variety of shops and cafes, pub/restaurant and Indian restaurant, supermarket, doctor and dentist surgeries, chemist, veterinary practice, garage and St Andrews church. Conveniently situated for road and rail use, main routes such as the A1, the recently upgraded A14 and the A428 are all within easy reach, with nearby Bedford, Huntingdon and St Neots offering mainline stations and a commuter service to London. East Midlands, London Luton and London Stansted are all just over an hour away.

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THE PROPERTY

Built by the present owners, this fine village residence has been carefully and sympathetically extended and remodelled over the years to create an imposingly attractive, bespoke family home with a wonderfully spacious and characterful interior, occupying a delightfully secluded position in one of the area's most sought-after locations.

The property provides exceptionally versatile accommodation of undoubted quality that will satisfy the most demanding and discerning home buyer, whether searching for accommodation for their extended family, wonderful entertaining space and facilities for frequent guests, along with ample provision for hobbies and homeworking.

The well-planned layout extends to over 5,450 square feet and is appealingly arranged around the welcoming reception hall which features a commanding central hardwood staircase providing access to the basement rooms and first floor galleried landing.

Conceived and designed with family in mind, the property features both indoor and outdoor leisure facilities including a snooker room and pool house with heated pool, sauna and shower room.

In brief, the supremely adaptable accommodation offers four reception rooms, five bedrooms and five bath/shower rooms, including the generous principal suite with dressing room and full bathroom. The layout also allows for the provision of a separately configured annexe or suite of rooms for a dependent relative with integrated LIFT ACCESS to the first floor.

Set back from the road and approached via electric gates, the delightful gardens and grounds extend to around two and a half acres, with extensive garaging and office complex and a variety of useful outbuildings.

ACCOMMODATION IN BRIEF:

A glazed entrance vestibule with tiled floor opens onto the generous, welcoming reception hall which reflects the attractive symmetry of the property and provide access to the main areas of accommodation. There are seating areas and a bar, and a superb hardwood central staircase which provides access to the basement office/wine store with tiled floor, boiler house, snooker room with attractive panelled walls, and to the first-floor galleried landing which overlooks the sitting room.

Steps lead up from both ends of the hall to the split-level main reception area; the drawing room features brick faced and panelled walls and a feature fireplace with marbled hearth and surround. Situated to the rear of the property and taking full advantage of the south-facing garden views, the triple-aspect sitting room has a wonderful, vaulted ceiling and a raised fireplace with marble surround and multi-fuel stove, with two sets of bi-folding doors providing access onto the full-width veranda and gardens beyond.

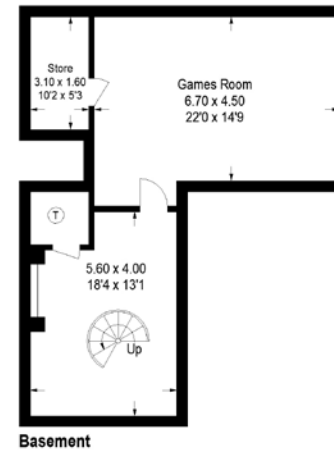
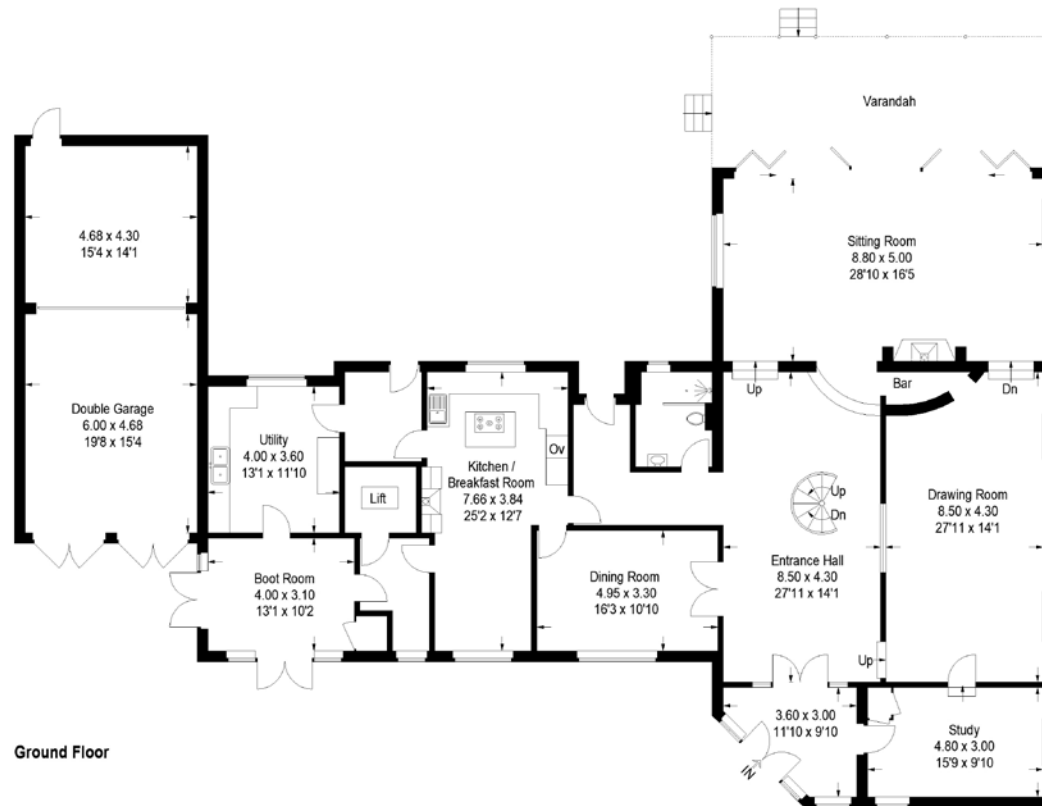
Glazed double doors lead from the hall to the spacious formal dining room, and there is a useful study/office, ideal for homeworking, which may be accessed from either the entrance vestibule or the drawing room.

A rear hall has a door to the garden and a useful shower room/WC, ideal for when working or entertaining in the garden.

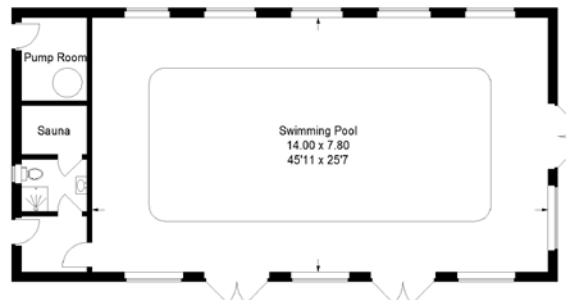
The well-crafted kitchen area with tiled floor features granite counters with a comprehensive range of quality cabinets including dresser-style unit, under-counter mounted sink with mixer tap, combi oven/microwave, granite topped central island with storage cabinets, wine rack and gas (Calor) hob with extractor hood. Recess housing Rayburn stove with



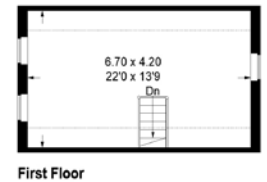
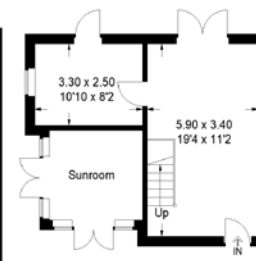
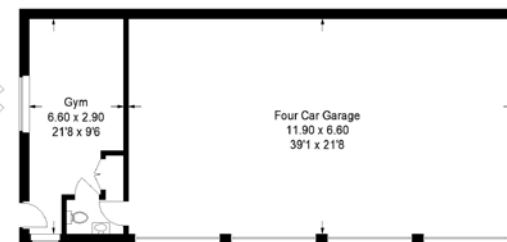
Approximate Gross Internal Area
506.8 sq m / 5455 sq ft
Double Garage = 50.8 sq m / 547 sq ft
Total = 557.6 sq m / 6002 sq ft



Approximate Gross Internal Area
358.0 sq m / 3853 sq ft



(Not Shown In Actual
Location / Orientation)



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. (ID1190764)

Housepix Ltd

□ = Reduced headroom below 1.5 m / 5'0"



pelmet lighting and display shelf and recessed ceiling downlighters. (The Rayburn also serves some radiators on the first floor). An adjacent nook has a hardwood floor and ample space for a breakfast table.

From the kitchen, the rear lobby also has a door to the garden and to a useful and practical laundry/utility room.

Finally on the ground floor, there is a second entrance vestibule/boot room with tiled floor which would be an ideal separate entrance for the annexe, if required. This gives access to the utility room and also an internal lobby housing the electrically operated lift.

The galleried landing overlooks the sitting room and has excellent seating/reading space and provides access to the properties five bedrooms, along with the library with its wealth of book shelving and enclosed sunroom.

The generously proportioned principal bedroom features a separate bathroom and dressing area with a range of fitted furniture, corner bath, twin washbasins, WC and bidet. There is also walk-in wardrobe.

All the four remaining bedrooms are excellent doubles, and two feature either bathroom or shower room en suite. The well-appointed family bathroom provides both bath and separate shower enclosure, washbasin and WC.

The passageway between bedroom three and the library houses the lift.

GARDENS, GROUNDS, LEISURE FACILITIES AND OUTBUILDINGS

Approached via electrically operated gates and a sweeping driveway, the property occupies a superior and beautifully private plot approaching two and a half acres with delightfully managed gardens and grounds, extensive parking/turning space, garaging, office and workshop facilities.

The gardens are well established and offer extensive areas of lawn bordered by and interspersed with a wealth of mature trees and specimen shrubs, with a fine choice of patios and seating areas, vegetable cultivation and soft fruit areas and wild garden.

POOL HOUSE

14.00m x 7.80m (45' 11" x 25' 7")

With three sets of French doors opening onto the garden. Housing heated and filtered pool and incorporating shower room, sauna and pump room.

FOUR CAR GARAGE COMPLEX AND OFFICE/GYM

Garaging: 11.90m x 6.60m (39' 1" x 21' 8")

Electrically operated doors, light and power, cloakroom/WC.

Office/Gym: 6.60m x 2.90m (21' 8" x 9' 6")

Insulated, light and power, storage cupboard, door to WC and door to outside.

ADDITIONAL DOUBLE GARAGE

6.0m x 4.68m (19' 8" x 14' 1")

GARDEN STORE

4.68m x 4.30m (15' 4" x 14' 1")

WORKSHOP

8.30m x 5.60m (27' 3" x 18' 4")

GREENHOUSE

5.30m x 2.70m (17' 5" x 8' 10")

STABLE AND STORAGE

Stable: 3.30m x 2.50m (10' 10" x 8' 2")

Ground Floor Storage: 5.90m x 3.40m (19' 4" x 11' 2") Stairs to First Floor: 6.70m x 4.20m (22' 0" x 13' 9") with some restricted headroom.

SUNROOM



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