



THE RANCH

5 HATCHET LANE • STONELY • PE19 5EG



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AT A GLANCE:

- Outstanding individual villa-style detached home in wonderfully secluded, prestigious village location.
 - Situated a stones-throw from the highly sought-after Kimbolton School and its castle grounds.
 - Fine plot with delightfully landscaped formal gardens and grounds in excess of one acre.
- Exceptional living space in excess of 4,800 square feet, ideal for the extended family, entertaining, and homeworking.
- Superb indoor and outdoor leisure areas including cinema room, hot tub, detached pool house with heated pool, spa and changing facilities.
 - Five reception rooms including drawing room, dining hall and sun lounge.
 - Well-crafted kitchen/breakfast room with granite counters and integrated appliances.
 - Generous principal bedroom with dressing area and en suite.
- Five further bedroom suites, each with private bath/shower room, plus well-appointed guest suite/annexe.
- All approached via a private, gated entrance with sweeping driveway, parking/turning space extensive garaging and workshop.

Stonely is a designated conservation area within the parish of Kimbolton, to the west of Huntingdonshire and close to the boundary with Bedfordshire. It is situated on the route between St Neots and Kimbolton, the highway set in the valley of the river Kym amongst the rolling landscape which characterises the western edge of the district.

The A1 is about 5.7 miles Southeast giving excellent dual carriageway access both north and south and to the recently upgraded A14. An excellent main line commuter train service to London St Pancras is available from St Neots (approx. 8 miles) and Kings Cross via Huntingdon (approx. 11 miles). Bedford is approximately 14 miles and Cambridge 26 miles away.

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Guide Price £2,250,000

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THE PROPERTY.

The present owners have carefully extended remodelled, enhanced and upgraded this fine village residence to create an attractive, bespoke family home with a wonderfully spacious and light 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 4,800 square feet and is appealing arranged with a welcoming central reception hall, which features a guest cloakroom, and provides access to the two wings which separate the living and bedroom areas.

Conceived and designed with leisure in mind, the property features both indoor and outdoor facilities including a cinema room, indoor heated pool, spa and hot tub.

In brief, the adaptable accommodation offers five reception rooms and six bedrooms – each with its own bath/shower room - including the generous principal suite with dressing room and full bathroom. There is also an additional attached but separately configured guest suite.







Approached via electric gates, the delightful gardens and grounds extend to over an acre, with garaging for several vehicles along with workshop space.

The adaptable layout could be easily converted to provide a separate one-bedroom annexe for a dependent relative. The integral garage could also be incorporated into additional living space if required (subject to building regulation approval).

ACCOMMODATION IN BRIEF:

Double composite doors with glazed panels open onto the welcoming reception hall with guest cloakroom, polished porcelain floor tiles with decorative insert, and two sets of double doors which reflect the attractive symmetry of the property and provide access to the main areas of accommodation.

The first reception area, with herringbone oak flooring, is ideal for formal dining or perhaps as a music room, and the dual aspect sitting room has an attractive stone fireplace with granite hearth and also has French doors opening out onto the garden. In addition, a superb cinema room has been fashioned, with a full-width screen, ceiling mounted projector and speakers, plus additional speakers providing 'surround sound'.

The well-crafted kitchen/breakfast room features granite counters with coloured-glass splashbacks and a comprehensive range of quality lacquered cabinets with appliances to include Aga and separate induction hob, both with extractors, dual ovens including combi oven/microwave, dishwasher and twin under-counter sinks with mixer tap, plus housing unit for full-height fridge/freezer. The granite topped central island also incorporates a breakfast bar, under-mounted sink and storage cabinets. There is pelmet and over-counter lighting and recessed ceiling downlighters. Fitted to complement the kitchen and situated immediately adjacent is a useful and practical utility room.







An archway opens into an area for informal dining, which in turn opens onto the delightful sun lounge with two sets of full-width bi-fold doors to the garden - bringing the outside in.

The final room within this area of the house is currently configured as a home office. However, it could equally be used as another bedroom and it features an en suite bathroom with bath, shower, washbasin, WC and bidet, plus a dressing area with full range of fitted wardrobes.

From the other side of the reception hall, the double doors open into the family room/snug with a useful study/computer room off. Double doors then open to the main dormitory area with five separate bedroom suites; all are excellent doubles and each provides a private bath or shower room.

The generously proportioned principal bedroom features a 'floating wall' which separates the dressing area and houses a full range of wardrobes. The en suite comprises both bath and separate double shower enclosure, wall-hung washbasin, WC and bidet.

Lastly, there is an additional annexe/guest suite with its own private separate access comprising a double bedroom and en suite shower (which could easily be adapted for a dependent relative).

GARDENS, GROUNDS & AMENITIES

Approached via electrically operated gates and a sweeping driveway, the property occupies a superior and beautifully private plot in excess of one acre, with wonderfully landscaped and meticulously managed 'wrap around' gardens, extensive parking/turning space, garaging and workshop facilities.

The gardens are well established and offer manicured lawns bordered by and interspersed with a wealth of mature trees and specimen shrubs, with meandering pathways leading to a fine choice of patios and seating areas. There is courtesy lighting through the gardens, a summerhouse, potting shed, soft fruit area, garden store and oil storage tank. There is a walled area to the front providing overflow/delivery parking.

POOL HOUSE

12.06m x 8.79m (37' 9" X 28' 10")

Housing heated and filtered pool approx. 9.45m x 4.57m (31' x 15'). Depth ranging from 0.9m to 1.8m (3ft to 6ft). Three sets of sliding patio doors opening onto a paved and gravelled seating area and adjacent patio area with Hot Tub and nearby summer house.

DOUBLE GARAGE AND WORKSHOP

Electrically operated roller door, light and power, rear doors.

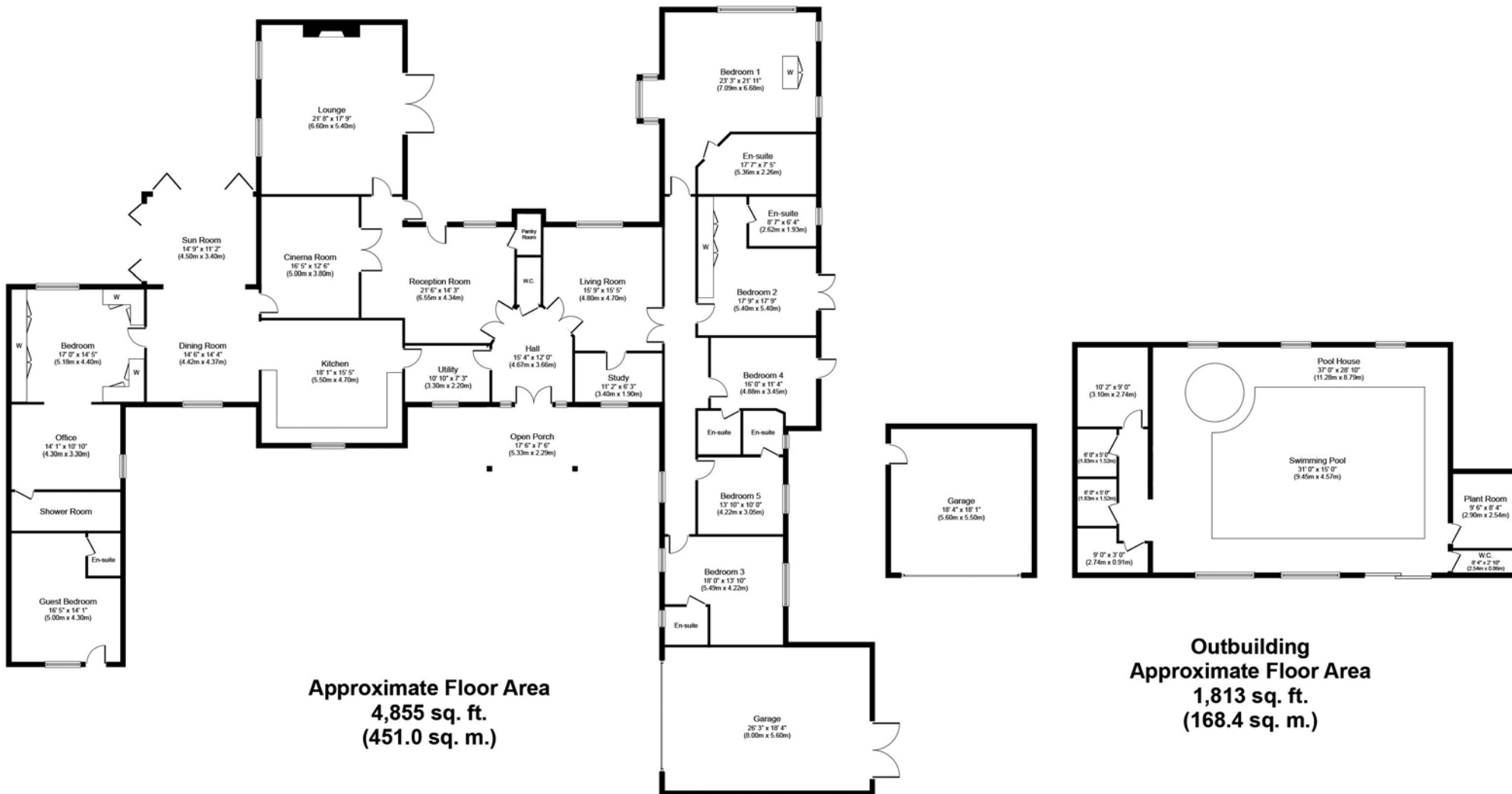
DETACHED DOUBLE GARAGE

Up and over door, light and power.

ADDITIONAL NOTE:

Oil-fired central heating.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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