

VINE HOUSE

CHURCH STREET • WISTOW • PE28 2QE





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- Stunning Detached Family Residence
- Re-Fitted En Suite To Principal Bedroom
- Four Generous Reception Rooms
- Detached Double Garaging
- Positioned Within A Conservation Area
- Four Double Bedrooms
- En Suite To Guest Bedroom
- Impressive 24' x 19' Kitchen/Family Room
- Private Gated Frontage
- Desirable Village Location

Vine house is a handsome, traditionally constructed, individual family home, built by acclaimed developer 'Rose Homes'. The house offers beautifully designed accommodation approaching 3200 sq ft overall. The ground floor is centred around an impressive and well appointed 24' x 19' kitchen space with integrated appliances and Corian work surfaces. There are four generous reception rooms, utility room, cloakroom and reception hall. There are four double bedrooms with a 22' principal room and a stunning re-fitted en suite bathroom, en suite to guest room and additional family bathroom.

Outside the property stands in mature and private one third of an acre of gardens (subject to measured survey), gated to the front with an extensive gravel driveway with ample parking provision. The detached barn style double garaging has an electrically operated up and over door and can easily accommodate a good sized vehicle. The rear garden backs onto countryside with some wonderful open field views.

Overall a superb family home within this desirable village position. Must be viewed to be fully appreciated.

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

Guide Price £875,000

Huntingdon branch: 01480 414800
www.peterlane.co.uk Web office open all day every day





GLAZED PANEL DOOR TO RECEPTION HALL

22' 2" x 10' 10" Minimum (6.76m x 3.30m)

Single panel radiator, Oak bespoke staircase to the first floor, security system, walk in understairs cloaks cupboard, inner door to

CLOAKROOM

7' 6" x 4' 8" (2.29m x 1.42m)

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with mono bloc mixer tap, half height ceramic tiling, single panel radiator, extractor, ceramic tiled flooring.

STUDY

15' 1" x 11' 8" (4.60m x 3.56m)

Full height sealed unit sash picture window to front aspect, single panel radiator.

SITTING ROOM

23' 2" x 13' 2" (7.06m x 4.01m)

A light double aspect room with twin sealed unit sash picture windows to side aspect and French doors accessing garden terrace, central feature fireplace in natural stone with inset fire basket, TV point, telephone point, three single panel radiators, wall light points, glazed internal door to **Reception Hall**.





FAMILY ROOM

13' 1" x 13' 1" (3.99m x 3.99m)

Full height sealed unit sash picture window to front aspect, single panel radiator.

UTILITY ROOM

9' 7" x 6' 7" (2.92m x 2.01m)

Fitted in a range of base units with work surfaces and tiling, single drainer stainless steel sink unit with mixer tap, appliance spaces, wall mounted gas fired Worcester Bosch central heating boiler serving hot water system and radiators, fuse box and master switch, glazed door to side aspect, ceramic tiled flooring.

KITCHEN/BREAKFAST ROOM

24' 4" x 19' 0" (7.42m x 5.79m)

A light open plan ,triple aspect room with sash picture windows to both side aspects, picture windows to garden aspect and French doors to **Garden Room/Conservatory**. Fitted in a bespoke range of Shaker style base and wall mounted cabinets with Corian work surfaces and up-stands, drawer units and pan drawers, an extensive range of larger units, central island work station incorporating four stool breakfast bar, induction hob with suspended stainless steel extractor fitted above, integral double electric Siemens ovens, plumbing and space for American style fridge freezer, integrated automatic dishwasher, wine cooler, fixed display shelving, inset one and a half bowl sink unit with mixer tap with waste disposal unit, under unit lighting, porcelain floor tiling with piped underfloor heating.

GARDEN ROOM/CONSERVATORY

13' 9" x 13' 8" (4.19m x 4.17m)

Of brick based UPVC double glazed construction with French doors accessing garden terrace, triple poly carbonate roofing, wall light points, porcelain floor tiling with piped underfloor heating

FIRST FLOOR GALLERIED LANDING

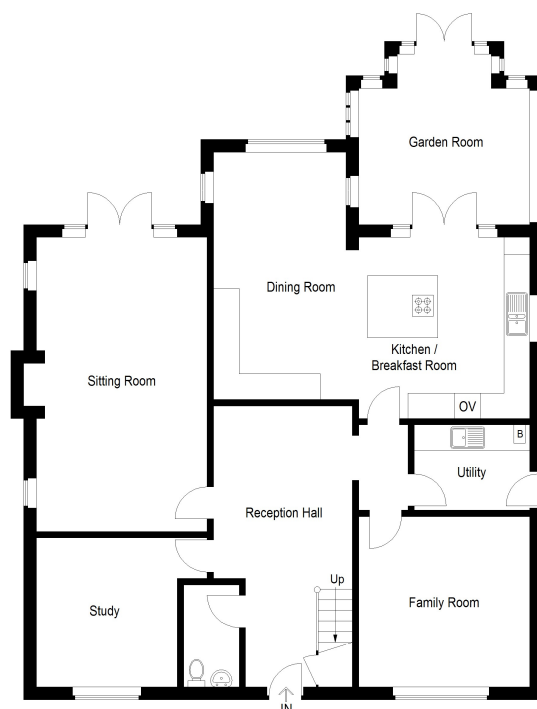
Full height sealed unit sash picture window to front aspect, single panel radiator, coving to ceiling.

SECONDARY LANDING

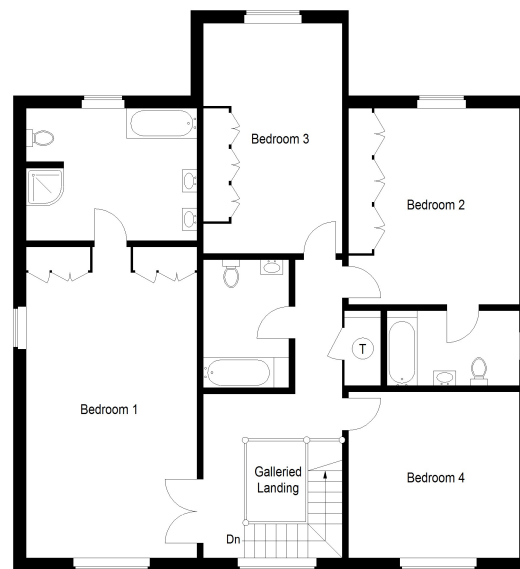
Access to insulated loft space, walk in airing cupboard housing Mega Flow hot water system and shelving.



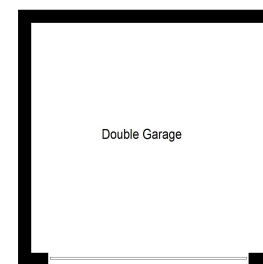
Approximate Gross Internal Area = 274.0 sq m / 2949 sq ft
 Garage = 30.2 sq m / 325 sq ft
 Total = 304.2 sq m / 3274 sq ft



Ground Floor



First Floor



(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. (ID1165946)
 Housepix Ltd

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PRINCIPAL BEDROOM

22' x 13'2 (6.7m x 3.98)

A light double aspect room with full height sealed unit sash picture windows to front and side aspects, two radiators, TV point, telephone point, extensive wardrobe range with two sets of triple units in Oak with hanging and storage, inner access to

EN SUITE BATHROOM

Beautifully re-fitted in a quality range of white sanitaryware comprising freestanding Batteau bath with mixer tap and hand shower, His and Hers vanity wash hand basins with drawer units and mono bloc mixer taps, back-lit vanity mirrors, chrome heated towel rail, oversized screened shower enclosure with independent shower unit fitted over, low level WC with concealed cistern, fixed display shelving, recessed lighting, sash picture window to garden aspect, porcelain floor tiling with under floor heating.

GUEST BEDROOM

17' 11" x 10' 11" (5.46m x 3.33m)

Sealed unit sash picture window to garden aspect, single panel radiator.

GUEST EN SUITE BATHROOM

9' 10" x 6' 0" (3.00m x 1.83m)

Fitted in a three piece white suite comprising low level WC, marble topped vanity wash hand basin with mono bloc mixer tap, shaver point, full tiling, wall light points, panel bath with folding screen and hand mixer shower, recessed lighting, heated towel rail, ceramic tiled flooring with under floor heating.

BEDROOM 3

15' 0" x 13' 2" (4.57m x 4.01m)

Sealed unit sash picture window to rear aspect, extensive wardrobe range, radiator.

BEDROOM 4

13' 1" x 13' 1" (3.99m x 3.99m)

Sealed unit sash picture window to front aspect, single panel radiator.

FAMILY BATHROOM

9' 6" x 6' 7" (2.90m x 2.01m)

Fitted in a three piece white range of sanitaryware comprising low level WC, marble topped vanity unit with mixer tap and up-stands, full ceramic tiling with contour border tiles, heated towel rail, panel bath with folding screen and hand mixer shower, extractor, recessed lighting, ceramic tiled flooring with under floor heating.

OUTSIDE

The property stands in approximately a third of an acre plot (stms) and is approached via a five bar gate accessing the extensive tegula block paved driveway accessing the **Detached Barn Style Double Garage** with electrically operated, single up and over door, power, lighting and external power points. The front garden is lawned with a selection of shrubs, evergreens, notable trees and stocked flower borders. Gated access extends to the rear leading to an extensive paved terrace, shaped lawns, outside tap and lighting, a surfaced child's play area edged with timber sleepers and several notable trees,. The garden is enclosed by a combination of high Laurel hedging with post and rail fencing offering stunning open field views extending to the rear.

TENURE

Freehold

Council Tax Band - F





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