



DAFFODIL COTTAGE

72 HAMERTON ROAD • ALCONBURY WESTON • PE28 4JD



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- Stunning Extended Grade II Listed Family Residence
- Versatile Four Bedroom Accommodation
- Many Character Elements And Original Features
- Two En Suites
- Substantial Contemporary Extension
- Beautiful Gated Half Acre Gardens
- Triple Garaging And Further Outbuildings
- Desirable Village Location

This hugely attractive 17th Century Grade II listed Cottage has been lovingly restored and substantially extended by the current owner. The house now offers superbly versatile four-bedroom accommodation that boasts both stunning character elements and period features combined with immensely practical contemporary accommodation.

The ground floor space is centred around a bespoke kitchen/breakfast room with original inglenook and new electric AGA, there are three further reception rooms and a ground floor principal suite.

The blend of new and old is bridged by the inner hall that leads into the modern addition with an impressive open plan living space leading on to the rest of the accommodation. The house is immaculate inside and out with lovely well-tended half acre gardens, a fabulous range of outbuildings to include both triple and single garaging with modern barn facades.

Overall, a wonderful family home positioned on the westerly edge of the village on high ground away from the obvious flood zones.

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

Guide Price £825,000

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STEPS UP TO

Hardwood panel door to

ENTRANCE HALL

9' 7" x 4' 2" (2.92m x 1.27m)

Pammet tiling, double cloaks cupboard with hanging and storage, stairs to first floor, wall light points, steps down to **Kitchen/Breakfast Room**. Stairs to Guest Suite.

CLOAKROOM

Fitted in a two piece contemporary white suite comprising low level WC, vanity wash hand basin with mixer tap and porcelain tiling, double panel radiator, side sash picture window to garden aspect, pammet flooring.

KITCHEN/BREAKFAST ROOM

15' 8" x 14' 4" (4.78m x 4.37m)

A double aspect room with sash picture windows to front and side aspects, fitted in a bespoke range of John Lewis cabinets in contrasting colours, central inglenook fireplace with exposed brickwork chimney feature and exposed timberwork with inset powder blue electric Aga, underlit recesses and original bread oven, integrated automatic dishwasher, complementing work surface finished in contrasting granite, drawer units, pan drawers, structural timberwork, one and a half bowl ceramic sink unit with waste disposal unit and Franke water boiling tap, larder unit, space and plumbing for American style fridge freezer, wall light points, double panel radiator, shelved pantry housing fuse box and consumer unit, pammet tiled flooring.





SITTING ROOM

14' 1" x 11' 7" (4.29m x 3.53m)

Stable door to garden aspect and side sash picture window to side aspect, double panel radiator, central fireplace recess with tiled hearth and timber bressumer, exposed structural timberwork, shelved display recesses, wall light points, exposed brickwork and timberwork, staircase extends to first floor.

STUDY

12' 4" x 9' 1" (3.76m x 2.77m)

Side sash picture window to garden aspect, double panel radiator, recessed lighting, understairs storage cupboard, oiled Oak flooring.

INNER HALL

8' 9" x 7' 3" (2.67m x 2.21m)

Leading into the Extension with French doors to garden aspect, recessed lighting, wall light points, central heating thermostat, porcelain floor tiling.

LIVING ROOM

16' 9" x 15' 6" (5.11m x 4.72m)

7.5m vaulted ceiling height, a light impressive contemporary space with bi-fold doors to garden terrace to the side, recessed lighting, exposed timberwork, TV point, telephone point, surround sound system included by discussion, integrated flat panel speakers, wall light points, oiled Oak flooring, steps lead up to

SECONDARY HALLWAY

Recessed lighting, inner door to

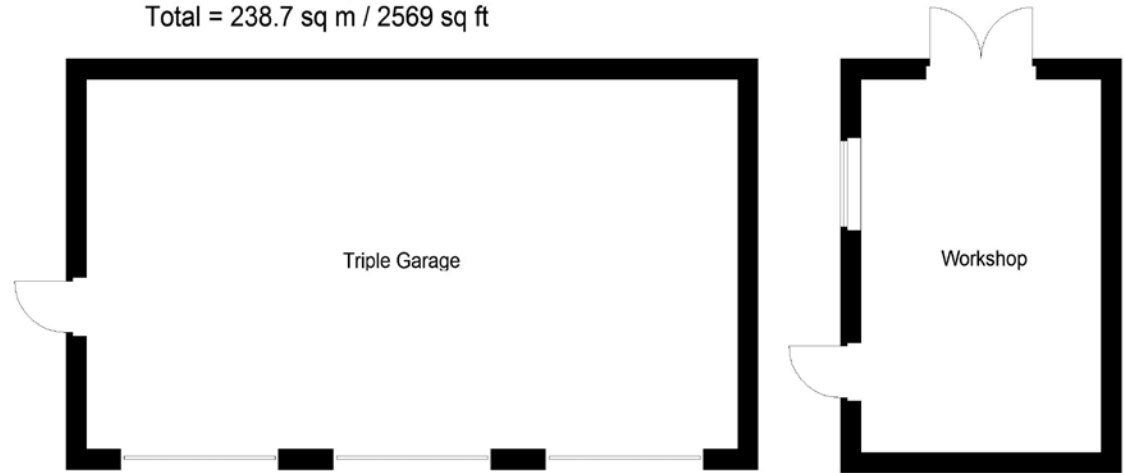
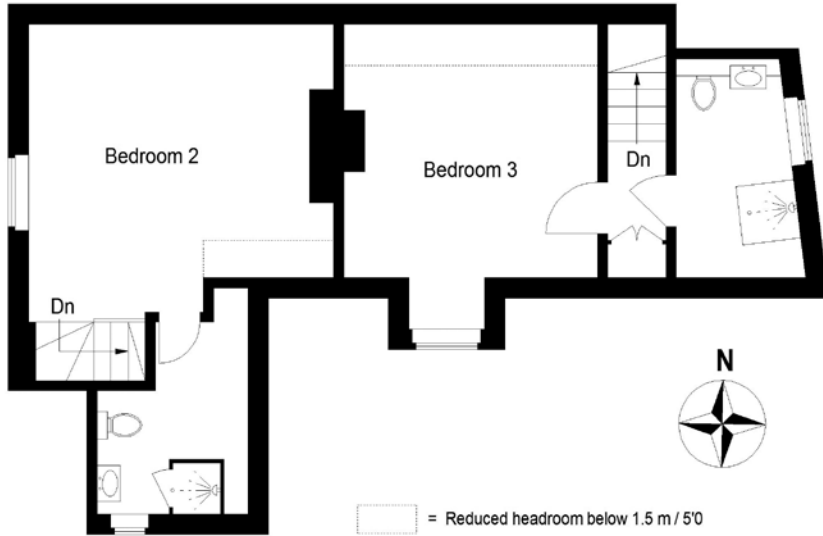
BEDROOM 4

7' 9" x 7' 9" (2.36m x 2.36m)

Sealed unit picture windows to garden aspect, cupboard storage, oiled Oak flooring.

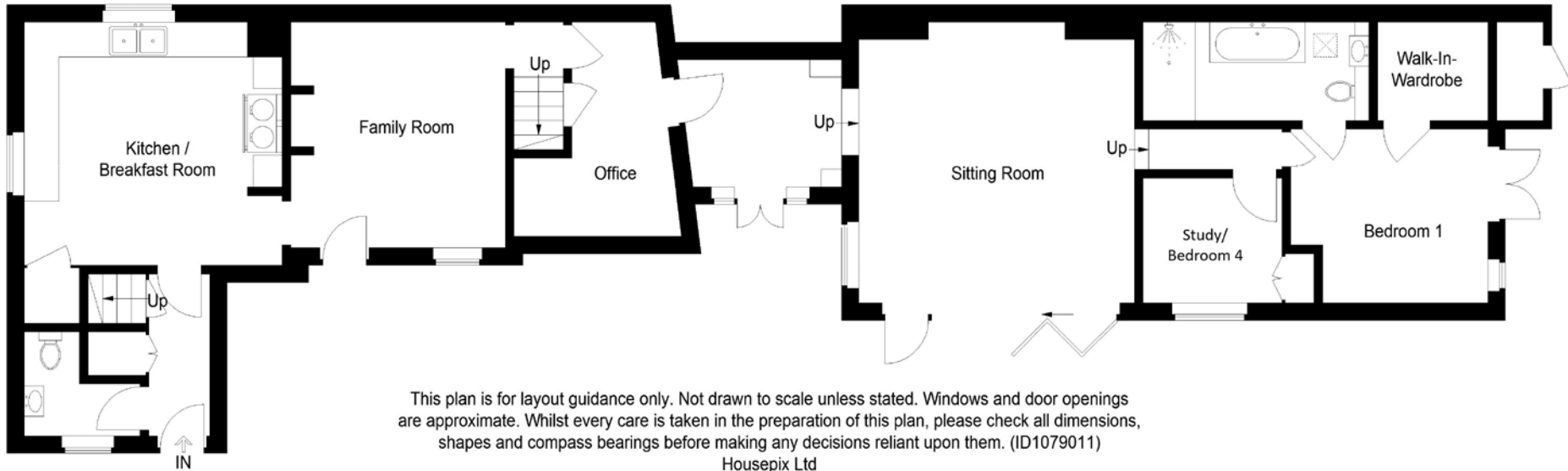


Approximate Gross Internal Area = 166.9 sq m / 1796 sq ft
 Garage = 52.2 sq m / 562 sq ft
 Workshop = 19.6 sq m / 211 sq ft
 Total = 238.7 sq m / 2569 sq ft



(Not Shown In Actual Location / Orientation)

First 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. (ID1079011)

Housepix Ltd

Ground Floor

PRINCIPAL SUITE

11' 5" x 10' 10" (3.48m x 3.30m)

French doors to timber decked terrace to the rear and picture window to rear, integrated speaker system, access to loft space, TV point, oiled Oak flooring.

WALK IN WARDROBE/DRESSING ROOM

6' 3" x 5' 10" (1.91m x 1.78m)

Hanging and shelf space, recessed lighting, oiled Oak flooring, inner access to

EN SUITE BATHROOM

12' 6" x 5' 11" (3.81m x 1.80m)

An impressively proportioned space, re-fitted in a four piece range of white contemporary sanitaryware comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap, shaver point, cabinet storage, freestanding Batteau bath with wall mixer tap, extractor, chrome heated towel rail, oversized screened walk in shower enclosure with independent multi head shower unit fitted above, recessed lighting, light tubes, ceramic tiled flooring.

SECONDARY STAIRCASE

Independently accessing

BEDROOM 2

16' 0" x 14' 10" (4.88m x 4.52m)

Side sash picture window to front aspect, masses of exposed timberwork, central exposed chimney feature with shelved display recess, wall light point, inner access to

EN SUITE SHOWER ROOM

9' 6" x 7' 7" (2.90m x 2.31m)

Fitted in three-piece white suite comprising low level WC, pedestal mounted circular sink unit with mono bloc mixer tap, screened shower enclosure with independent shower unit fitted over, sash picture window to side aspect, double panel radiator, wall light point.

FIRST FLOOR LANDING

Cupboard storage, exposed timber flooring, inner door to

BEDROOM 3

12' 3" x 10' 3" (3.73m x 3.12m)

Part vaulted ceiling with exposed structural timberwork, central fireplace recess, side sash window to garden aspect.

FAMILY SHOWER ROOM

8' 4" x 5' 9" (2.54m x 1.75m)

Fitted in a range of white sanitaryware comprising low level WC with concealed cistern, vanity wash hand basin with mono bloc mixer tap and cabinet storage, extensive tiling, chrome heated towel rail, side sash window to side aspect, screened shower enclosure with independent multi head shower unit fitted over, timber flooring, shelved display recess, recessed lighting.

OUTSIDE

The property stands in private, gated mature grounds extending to approximately half an acre (stms). The gardens are beautifully arranged and well stocked with an expanse of lawn, a selection of ornamental trees, established fruit trees and constructed beds with electric gated access to front. There is a stunning range of outbuildings incorporating a substantial **Detached Triple Garage** measuring 31' 8" x 18' 3" (9.65m x 5.56m) with triple electrically operated doors with power, lighting, EV charging point, separate fuse box and master switch, stairs extend to the boarded **Loft Room** offering additional useful storage space. There is a selection of notable evergreen trees and a further area of lawn positioned to the side of the garaging. The garden is enclosed by mature boundaries and panel fencing offering a huge amount of privacy and security. The lawns are brick edged and there are several areas of decked seating and a further **Detached Oversized Garage** measuring 17' 11" x 11' 7" (5.46m x 3.53m) with double timber doors to the front and private door to the side leading on to the timber decked terrace, external power points and lighting. There is a further detached brick, pan tiled built barn that is mentioned on the listing entry.

TENURE

Freehold

Council Tax Band - D





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