

# PLOT 3, MANOR FARM

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GREAT RAVELEY • PE28 2QX





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- Versatile Accommodation Extending in Excess Of 3,000sq ft
- Four Bedrooms With En Suites to Both Principal And Guest Suites
- Some Ground Floor Bedroom Accommodation
- Flooring Choices Available
- Impressive 28' x 17 Kitchen/Family Space
- Downstairs Shower Room And First Floor Bathroom
- Landscaped Gardens And Beautiful Countryside Views
- Air Source Heat Pump And Underfloor Heating On The Ground Floor

This exceptional newly developed residence nestled in the charming village of Great Raveley. Boasting over 3,000 sq ft of versatile living space, this stunning property offers a harmonious blend of contemporary design and comfort, perfect for modern family living or entertaining guests.

Step inside to discover a truly impressive 28' by 17' kitchen and family space filled with natural light and thoughtfully designed to accommodate both everyday living and grand occasions. The kitchen provides ample room for bespoke cabinetry and a choice of stylish flooring options, allowing you to tailor the space to your personal taste. Two spacious reception rooms means you have the flexibility to create inviting sitting areas, a formal dining room or a home office. The accommodation includes a practical downstairs shower room, ideal for guests or those seeking ground floor bedroom options. The cleverly designed layout incorporates some ground floor bedroom accommodation, enhancing its versatility and accessibility. Upstairs, you'll find three generous bedrooms, including a superb principal suite and a guest bedroom, both featuring en suites for added convenience. Additionally, there is a well-appointed first-floor bathroom, catering to the needs of the rest of the household.

Energy efficiency and comfort are at the forefront of this home's design, with an air source heat pump providing sustainable heating solutions and underfloor heating on the ground floor ensuring cozy warmth throughout the colder months. This modern technology combines to offer low running costs without compromising on comfort. Outside, the landscaped gardens provide a tranquil retreat with beautifully maintained grounds that frame picturesque views of the surrounding countryside. Whether you're relaxing on the patio, hosting outdoor gatherings, or simply enjoying the peaceful rural setting, this garden is a delightful extension of your living space.

**Peter  
Lane**  
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Guide Price £850,000

Huntingdon branch: 01480 414800  
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### COMPOSITE PANEL DOOR WITH GLAZED SIDE PANELS TO

### RECEPTION HALL

Oak and glass balustrade extending to the first floor, understairs storage cupboard.

### DOWNSTAIRS SHOWER ROOM

Fitted in a range of white contemporary sanitary ware comprising low level WC, vanity wash hand basin, extensive tiling, oversized screened shower enclosure with independent shower unit fitted over, UPVC window to front aspect, recessed lighting.

### STUDY

10' 1" x 8' 2" (3.07m x 2.49m)  
UPVC window to front aspect.

### FAMILY ROOM/BEDROOM 4

12' 11" x 12' 4" (3.94m x 3.76m)  
Bi-fold doors to garden terrace, TV point, telephone point.





### SITTING ROOM

22' 9" x 13' 4" (6.93m x 4.06m)

A light double aspect room with UPVC window to front and bi-fold doors accessing garden terrace.

### KITCHEN/BREAKFAST/FAMILY ROOM

28' 6" x 17' 2" (8.69m x 5.23m)

A light triple aspect room with UPVC windows to both side aspects and twin sets of bi-fold doors accessing garden terracing to the side and rear, fitted in a stunning range of Shaker style base and wall mounted cabinets in sage with complementing Oak work surfaces, there's a range of integrated BOSCH appliances incorporating dual electric ovens and microwave, induction hob, automatic dishwasher, fridge freezer, central island work station with suspended extractor fitted above, access to secondary loft space.

### UTILITY ROOM

Fitted in a matching range of Shaker style sage cabinets with Oak work surfaces and extensive tiling, appliance spaces, single drainer sink unit with directional mixer tap, extractor, recessed lighting.

### FIRST FLOOR GALLERIED LANDING

An impressive landing space with full height picture window to the front, glass balustrade, double airing cupboard.

### PRINCIPAL BEDROOM

16' 6" x 13' 4" (5.03m x 4.06m)

A light double aspect room with UPVC windows to side and rear aspects, wardrobe recess, double panel radiator.



### Plot 3 Manor Farm Great Raveley, Pr28 2qx

Approximate Gross Internal Area = 230.3 sq m / 2479 sq ft  
Double Garage = 50.6 sq m / 545 sq ft  
Total = 280.9 sq m / 3024 sq ft



Ground Floor

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. (D1279033)  
Housepix Ltd



## EN SUITE SHOWER ROOM

Fitted in a three piece white suite comprising low level WC, chrome heated towel rail, vanity wash hand basin with mixer tap, shaver point, oversized screened shower enclosure with independent multi head shower unit fitted over, extensive tiling, UPVC window to side aspect.

## GUEST BEDROOM

15' 4" x 10' 6" (4.67m x 3.20m)  
UPVC window to rear aspect.

## GUEST EN SUITE SHOWER ROOM

Fitted in a range of contemporary white sanitary ware comprising low level WC., vanity wash hand basin with mixer tap, extensive tiling, screened shower enclosure with independent shower unit fitted over, shaver point, chrome heated towel rail, extractor, UPVC window to rear aspect.

## BEDROOM 3

19' 2" x 11' 11" (5.84m x 3.63m)  
A double aspect room UPVC windows to front and side aspects.

## FAMILY BATHROOM

Fitted in a range of quality white sanitary ware comprising low level WC, vanity wash hand basin with mixer tap, shaver point, chrome heated towel rail, double ended panel bath with mixer tap, screened shower enclosure with independent shower unit fitted over.

## OUTSIDE

There is an extensive brick paviour frontage giving provision for a number of vehicles. There is an **Adjoining Carport** measuring 27' 5" x 19' 8" (8.36m x 5.99m) with parking provision for up to three vehicles,. The frontage has stocked shrub borders and a timber sleeper division to the boundary. The rear garden is thoughtfully landscaped with an expanse of lawn, gravel beds, extensive areas of paving and terracing, outside tap and power. The garden is enclosed by a combination of post and rail fencing and enjoys stunning field views.

## BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

## TENURE

Freehold  
Council Tax Band - TBC





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**St Neots**

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**Kimbolton**

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