



21 ASHFIELD

KIMBOLTON • PE28 0LD

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KEY FEATURES

- Exceptional family home on corner plot in this sought-after location.
- Remodelled, extended and improved accommodation extending to over 1,550 square feet.
- Gardens with southerly aspect and not overlooked to the rear.
- Family room with vaulted ceiling and useful study/home office.
- Sitting room with fireplace and wood burning stove.
- Superb kitchen/breakfast/dining room with hardwood counters.
- Bedroom one with refitted en suite.
- Three further bedrooms and refitted family bathroom.
- Guest cloakroom and useful laundry/utility room.
- Gated drive, garage and additional off-street parking.

THE VILLAGE

The historic market town of Kimbolton boasts one of the area's leading private schools, along with the well-regarded Kimbolton Primary Academy. The High Street is a scene of constant activity and boasts a wide variety of shops and eateries, two pubs, chemist with post office, dentist and health centre, garage and small supermarket. Conveniently situated for road and rail use, main routes such as the A1, A428 and the newly upgraded A14 are all within easy reach, with nearby Bedford, Huntingdon and St Neots offering mainline stations and a commuter service to London. The University City of Cambridge lies less than 30 miles to the east with a Guided 'bus service running from St Ives. Both London Luton and London Stansted are approx. one hour away.

THE PROPERTY

This fine family home has been improved, remodelled and sensibly extended to offer generous yet comfortable accommodation in a sought-after location. The sitting room features an inset wood burning stove and opens into the versatile family room with superb, vaulted ceiling and Velux rooflights. The excellent kitchen extends to around 19ft x 12ft. with ample space for a dining/breakfast table, and boasts hardwood counters, a comprehensive range of quality cabinets and French doors with fitted blinds opening onto the garden. The ground floor also offers a useful study/home office (or occasional bedroom 5), practical laundry/utility room and a refitted guest cloakroom. There are four bedrooms on the first floor, including bedroom one with a refitted en suite, plus refitted family bathroom. The corner plot offers a fully enclosed rear garden with pleasant southerly aspect, driveway and garage with gated access and additional off-road parking to the front.

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Approximate Gross Internal Area = 145.0 sq m / 1561 sq ft
(Including Garage)



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. (ID951399)
Housepix Ltd



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