

# 5 VAN DIEMANS WAY

GRAFHAM • PE28 0BS





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## KEY FEATURES

- Attractive, individual detached home occupying a pleasantly maturing corner plot.
- Extended and upgraded accommodation approaching 1,900 square feet.
- Ample space for the extended family and those working from home.
- Four Bedrooms and four bathrooms, three en suite.
- Sitting Room with two sets of doors opening onto the garden.
- Versatile ground floor family room/bedroom.
- Superb, fully fitted kitchen/breakfast/dining room.
- Spacious study/home office.
- Laundry/utility and boot room.
- Double garage and generous rear garden.
- Village location yet ideally located for major road and rail links.

## THE VILLAGE

The village of Grafham is situated close to Grafham Water, home to many recreational and sailing facilities. Local amenities include a community shop and restaurant/bar. The village is situated mid-way between the A1 and the newly upgraded A14, giving excellent road access. Nearby Huntingdon and St Neots offer a mainline train station to London's Kings Cross. The village is in the Hinchingsbrooke Secondary School catchment area and there is a bus service to Kimbolton School.

Day to day shopping is available at nearby Buckden and Brampton, both around 3 miles away, and there are many country walks such as around the reservoir and the 26-mile Three Shires Bridleway.

Nearby, is the popular and historic market town of Kimbolton which boasts one of the area's leading private schools, Kimbolton School, along with the well-regarded Kimbolton Primary Academy.

There is an excellent variety of shops and eateries, a doctor's surgery, dentist, chemist with post office, two pubs, supermarket and garage.

**Peter  
Lane**  
PARTNERS  
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Town & Country

Guide Price £650,000

**Kimbolton branch: 01480 860400**  
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## THE PROPERTY

A superb home of undoubted quality, well-positioned in a sought-after village Close and convenient for access to major road and rail links and excellent schooling.

With approaching 1,900 square feet of well-planned accommodation including four bedrooms and four bathrooms, the property more than meets the needs of both growing and extended families and offers a wonderfully spacious and light interior with outstanding entertaining space, along with ideal facilities for home working.

The present owners have extended, upgraded and refreshed the property with a programme of improvements including new exterior doors, a remodelled and fully refitted kitchen/breakfast/dining room with granite counters and underfloor heating, triple-aspect sitting room with wood flooring, fireplace and two sets of glazed doors opening onto the gardens, plus study with wood flooring and with two of the bathrooms having been refitted and retiled.

The property occupies an attractive corner plot with a secluded, pleasantly maturing rear garden and also features a double garage with additional parking.

## ACCOMMODATION IN BRIEF:

Replacement composite front door with glazed/leaded panels.

## RECEPTION HALL

Wood flooring, contemporary double-column radiator, stairs to first floor.

## SITTING ROOM

A triple-aspect room with windows to side and rear, French doors and bi-folding doors opening onto the garden. Wood flooring, fireplace with inset gas (LPG) flame fire, double-column and vertical double-column radiators, wall-mounted uplighters.

Glazed double doors to:

## KITCHEN/BREAKFAST/DINING ROOM

Remodelled and refitted with extensive granite counters and upstands and a comprehensive range of cabinets with concealed and pelmet lighting, Butler sink with extender tap, integrated dishwasher, fridge/freezer, Neff oven and space for range cooker with extractor hood, peninsula unit with hardwood breakfast bar, ample space for dining table. Tiled floor with underfloor heating, recessed ceiling downlighters, windows to front and replacement composite stable door to side garden.

## LAUNDRY/UTILITY ROOM

Countertop with inset sink and mixer tap, plumbing for washing machine and space for additional appliances, tiled floor, radiator/towel rail, window to rear.

## BOOT ROOM

Fitted cupboards, tiled floor, cloaks hanging space, radiator.

## STUDY/HOME OFFICE

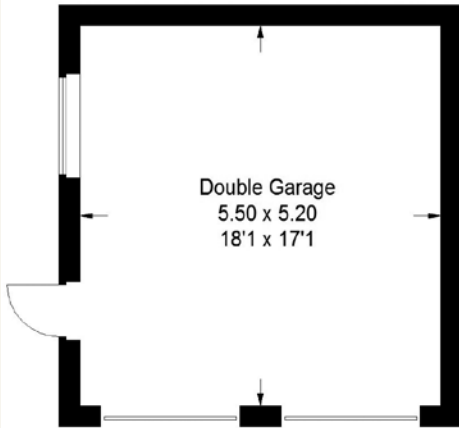
Wood flooring, radiator, recessed ceiling downlighters, window to rear.

## BEDROOM FOUR/FAMILY ROOM

Wood flooring, radiator, window to front.

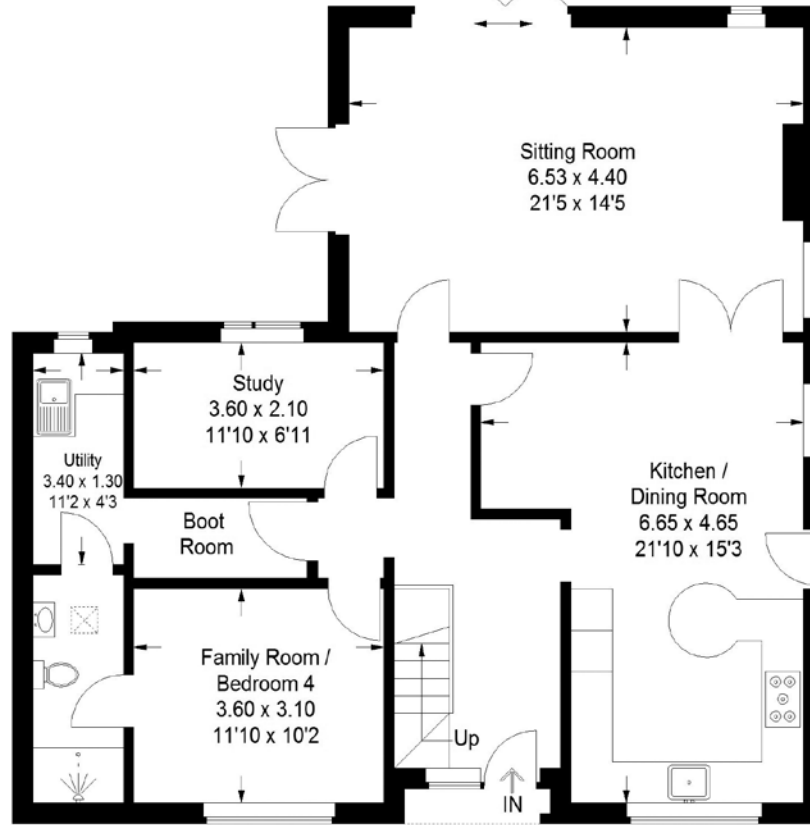


Approximate Gross Internal Area = 176.1 sq m / 1896 sq ft  
 Garage = 29.4 sq m / 316 sq ft  
 Total = 205.5 sq m / 2212 sq ft

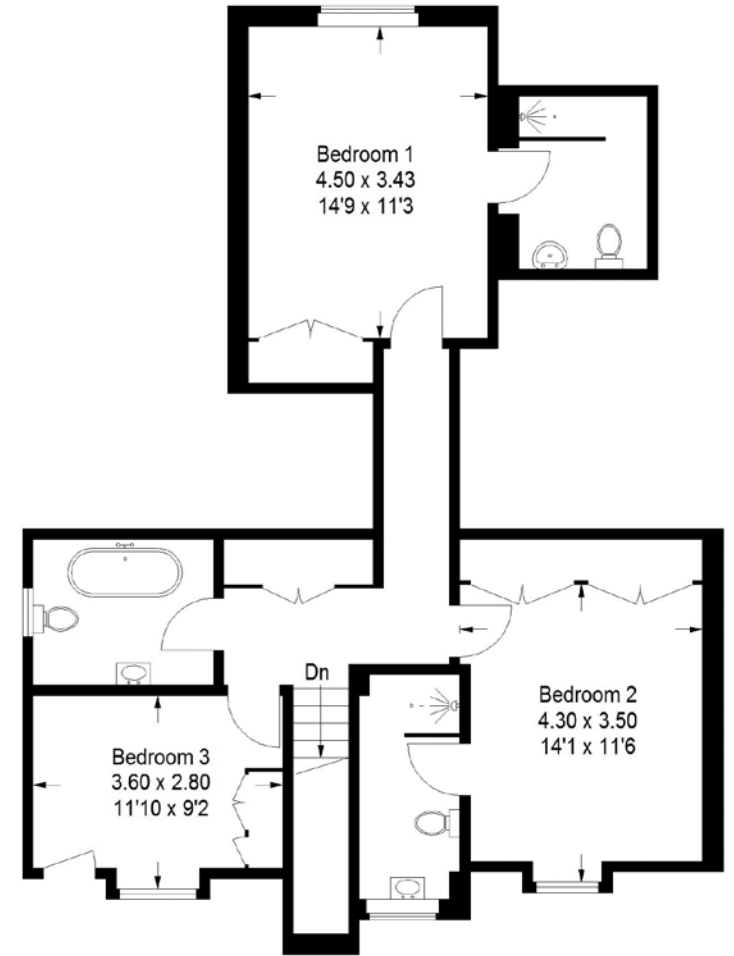


**Outbuilding**

(Not Shown In Actual Location / Orientation)



**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. (ID978199)

Housepix Ltd



### **EN SUITE/JACK & JILL SHOWER ROOM**

Suite comprising shower enclosure, pedestal washbasin and close-coupled WC. Tiled floor, radiator, recessed ceiling downlighters.

### **FIRST FLOOR LANDING**

Double airing cupboard.

### **BEDROOM ONE**

Double built-in wardrobes, radiator, window to rear overlooking the garden.

### **EN SUITE SHOWER ROOM**

Suite comprising double walk-in shower enclosure, pedestal washbasin and close-coupled WC. Tiled floor and fully tiled walls, radiator/towel rail, window to side.

### **BEDROOM TWO**

Range of fitted wardrobes, radiator, window to front.



### **EN SUITE SHOWER ROOM**

Refitted with suite comprising double walk-in shower enclosure, vanity unit with washbasin and fitted cupboard, close-coupled WC. Tiled floor and fully tiled walls, radiator/towel rail, shaver point, window to front.

### **BEDROOM THREE**

Fitted double wardrobe, radiator, window to front.

### **FAMILY BATHROOM**

Refitted with suite comprising oval free-standing bath with wall-mounted taps and shower fitting, countertop with fitted washbasin, wall-mounted taps fitted cabinet, close-coupled WC. Tiled floor with underfloor heating, fully tiled walls, extractor and window to side.



### **OUTSIDE**

The property occupies a generous corner plot with open plan lawned frontage and occasional shrubs. There is gated access to the delightfully secluded rear garden which enjoys a pleasant south-westerly aspect and offers a full-width paved patio with suntrap seating area, lawn interspersed with mature trees and shrubs and fringed by beautifully stocked borders, a wild-garden and large pond. There is also a greenhouse, outside lighting and water supply.

### **DOUBLE GARAGE**

Twin up and over doors, light and power, personal door. Block-paved driveway and car standing.



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Tel : 01480 414800

**St Neots**

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St. Neots  
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**Kimbolton**

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