

4, THE STILES

GODMANCHESTER • PE29 2JF





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- An Impressive Extended Family Residence
- En Suite To Principal Bedroom
- Mature And Private Gardens
- An Ideal Multi Generational Purchase
- Four Bedrooms And Three Reception Rooms
- Well Appointed Detached Bungalow Positioned Within The Gardens
- Detached Double Garage And Studio
- Desirable Central Location

This unique, extended family home offers extensive overall accommodation with the added bonus of a lovely detached bungalow positioned in the rear garden. There are four bedrooms in the main house and surprisingly large additional bungalow accommodation. There is a generous driveway and detached double garaging with a useful studio room positioned above. Hugely versatile individual overall accommodation that would suit a blended or extended family. Viewing is essential.

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

Guide Price £650,000

Huntingdon branch: 01480 414800
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INTEGRAL STORM CANOPY OVER

Glazed panel door to

ENTRANCE HALL

Engineered oiled Oak flooring, stairs extending to the first floor, radiator, coving to ceiling, central heating thermostat, large understairs storage cupboard.

CLOAKROOM

Fitted in a two piece white suite comprising low level WC with concealed cistern, surface mounted circular sink unit with mixer tap, engineered oiled Oak flooring, display shelving, coving to ceiling and extractor unit.

SITTING ROOM

25' 5" x 14' 7" (7.75m x 4.45m)

A light double aspect room, window to front aspect, French doors accessing garden terrace to the rear, wall light points, two radiators, central fireplace recess with tiled hearth, shelved display recess and coving to ceiling.

DINING ROOM

10' 7" x 10' 1" (3.23m x 3.07m)

A double aspect room with windows to front and rear, radiator and coving to ceiling.





STUDY

9' 10" x 8' 10" (3.00m x 2.69m)
Window to front aspect, radiator, coving to ceiling and double panel glazed internal door to **Entrance Hall**.

KITCHEN/BREAKFAST ROOM

13' 0" x 12' 4" (3.96m x 3.76m)
A light triple access room with composite glazed door to rear aspect and windows to three rear aspects, fitted in a range of Oak base and wall mounted cabinets with complimenting work surfaces and tiling, space for cooking range with suspended extractor above, drawer units, appliance spaces, single drainer one and half bowl sink unit with directional mixer tap, wall mounted gas fired central heating boiler serving hot water system and radiators, coving to ceiling, recessed lighting, ceramic tiled flooring and access to secondary loft space.

LAUNDRY/UTILITY ROOM

Window to rear aspect, fitted in a range of base units with work surfaces and tiling, single drainer stainless steel sink unit with mixer tap, appliance space, ceramic tiled flooring, radiator and coving to ceiling.

FIRST FLOOR LANDING

Access to insulated loft space and coving to ceiling.

PRINCIPAL BEDROOM

11' 4" x 10' 0" (3.45m x 3.05m)
Window to rear aspect, radiator, coving to ceiling.

DRESSING ROOM

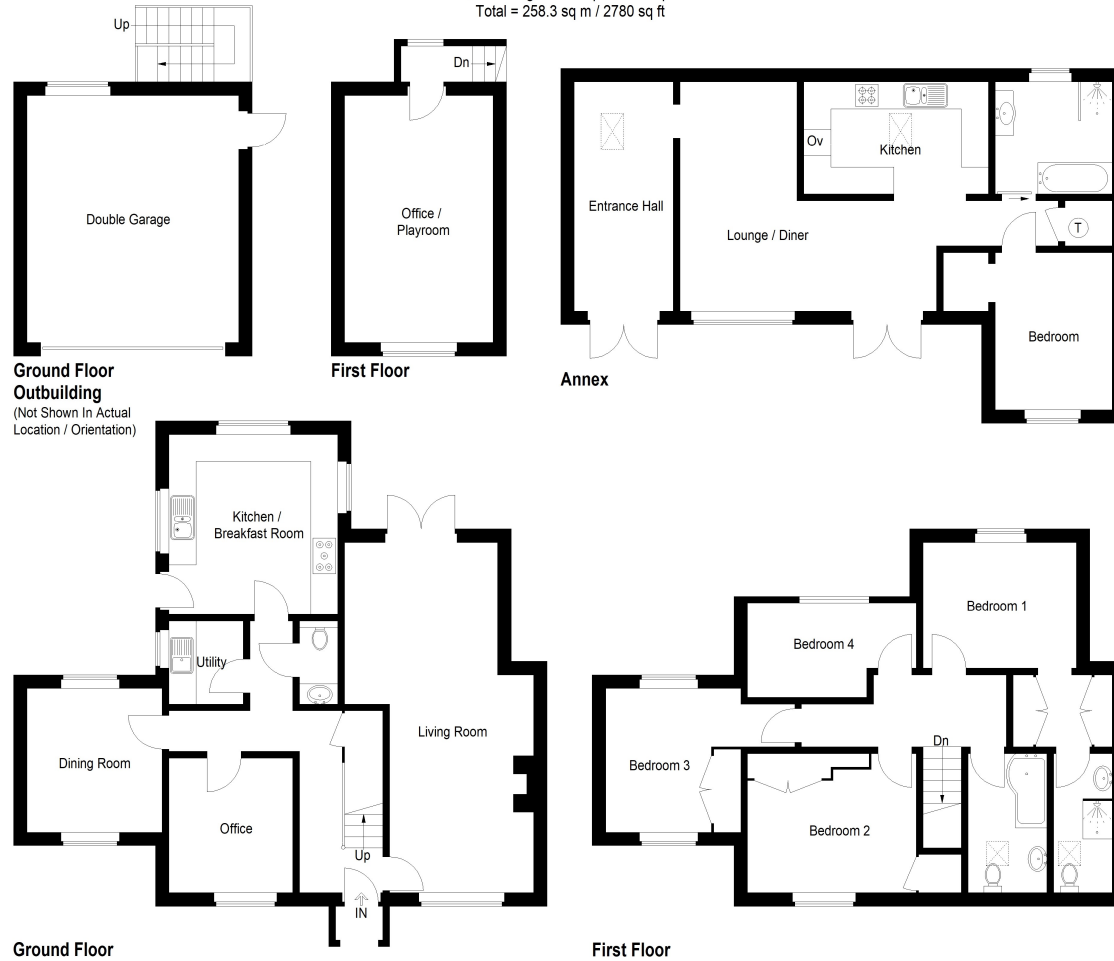
5' 7" x 4' 2" (1.70m x 1.27m)
Wardrobe ranges with hanging and storage, coving to ceiling.

EN SUITE SHOWER ROOM

3.18m x 1.62m (10' 5" x 5' 4")
Fitted in a range of white sanitaryware comprising low level WC, pedestal wash hand basin with mixer tap, oversized screened shower enclosure with independent multi head shower unit fitted over, full ceramic tiling, recessed lighting, extractor, contour border tiles, heated towel rail, Velux window to front aspect and vinyl floor covering.



Approximate Gross Internal Area
 146.2 sq m / 1574 sq ft
 Annex = 67.3 sq m / 724 sq ft
 Outbuilding = 44.8 sq m / 482 sq ft
 Total = 258.3 sq m / 2780 sq ft



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. (ID1225608)
 Housepix Ltd

BEDROOM 2

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

Window to front aspect, radiator, wardrobe with hanging and storage, fitted cupboard and coving to ceiling.

BEDROOM 3

12' 5" x 6' 9" (3.78m x 2.06m)

Window to rear aspect, radiator and coving to ceiling.

BEDROOM 4

14' 0" x 10' 8" (4.27m x 3.25m)

A double aspect room with windows to front and rear aspects, double wardrobe with hanging and storage, radiator.

FAMILY BATHROOM

9' 7" x 5' 10" (2.92m x 1.78m)

Fitted in a range of white sanitaryware comprising low level WC, pedestal wash hand basin with mixer tap, P shaped panel bath with folding shower screen, mixer tap hand shower, heated towel rail, vinyl floor covering, full ceramic tiling with contour border tiles, recessed lighting, extractor and Velux window to front aspect.

OUTSIDE

The frontage is arranged with extensive Tegula block paved twin driveways, an area of lawn, outside tap and lighting with parking provision for four or more vehicles. The detached **Double Garage** measuring 18' 2" x 15' 7" (5.54m x 4.75m) with electrically operated roller door, window to rear, glazed door to side aspect, power, lighting and incorporating a **Studio Room** above (accessed by an external staircase) measuring 18' 1" x 9' 9" (5.51m x 2.97m) with window to front, power, lighting and eaves storage. The rear garden is pleasantly landscaped and arranged with an extensive Tegula block terrace, lighting, tap, outside power and primarily lawned with several seating areas. The property is enclosed offering a good degree of privacy.

DETACHED BUNGALOW/ANNEX

Approached by an extensive timber deck enclosed by balustrade.

ANNEXE LOUNGE/DINING ROOM

26' 7" x 18' 10" (8.10m x 5.74m)

French doors gives access to the reception space, storage heaters, air conditioning unit, part vaulted ceiling.

ANNEX KITCHEN

Well appointed in a range of units with work surfaces, tiling, central dividing peninsular unit, drawer units, pan drawers, integral NEFF electric oven, fitted hob with extractor over, appliance spaces, sink unit with mixer tap, Velux window.

ANNEXE UTILITY/OFFICE

16' 9" x 6' 11" (5.11m x 2.11m)

Laminate flooring, full range of larder units, Velux window to rear, French doors to decked terrace to front.

ANNEXE HALLWAY

Walk In cupboard housing hot water system and shelving.

ANNEXE BEDROOM

11' 9" x 8' 6" (3.58m x 2.59m)

Incorporating walk in wardrobe, window to garden aspect, storage heater, fitted range of bedroom furniture, walk in wardrobe.

ANNEXE WET ROOM/FAMILY BATHROOM

Fitted in quality sanitaryware comprising low level WC, vanity wash hand basin, walk-in floor draining shower unit, panel bath with mixer tap and shower, extractor, Velux window, ceramic tiling.

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 - D
(The Annex is Council Tax Band - A)





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