

LONG VIEW

HIGH STREET • PIDLEY • PE28 3BX





LONG VIEW

HIGH STREET • PIDLEY • PE28 3BX

- Stunning Family Home With Spectacular Countryside Views
- Four Bedrooms And Two En Suite Shower Rooms
- Kitchen/Breakfast/Dining Room
- Under Floor Heating To Ground Floor
- Double Garage With Sweeping Gravel Driveway
- Energy Rating B/87 Super Insulated
- Smart Home With Mechanical Ventilation And Heat Recovery System
- Living Room, Study And Family Room
- Utility Room And Cloakroom
- Bi-Fold Doors To Garden
- Approximately 2,325sq ft/216sq mtrs Of Accommodation

A truly beautiful home that has been finished to the highest of standards offering the most wonderful countryside views of Cambridgeshire. The property offers an amazing specification which includes under floor heating to the entire ground floor and every room through the house with its own digital heating thermostat control, ethernet throughout to include loft and double garage, USB charging points to all bedrooms, aluminium powdered coated double glazed windows and doors, Bosch integrated appliances, HOT boiler tap, fitted shutters and blinds to all rooms except wet areas.

At ground floor level is an impressive hallway with built in storage and an Oak and glass staircase to the first floor. There are three excellent sized reception rooms as well as a large kitchen/breakfast/dining room with island, BOSCH integrated appliances and separate utility room. At first floor level is an impressive galleried landing with seating area. The main bedroom continues to offer picturesque views with extensive built in storage and luxury en suite wet room. The guest bedroom is also serviced by an en suite shower room and the stylish family bathroom serves the remaining two bedrooms.

The property is approached via a five bar gate opening on to a sweeping gravel driveway with extensive parking leading to double detached garage with remote controlled roller doors. The stunning wrapped round gardens provide a high degree of privacy and segmented into different areas with an amazing decked veranda with views of an ancient meadow, wild garden areas, vegetable plot and cottage style garden.

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

£875,000

Huntingdon branch: 01480 414800
www.peterlane.co.uk Web office open all day every day





ALUMINIUM DOOR TO

RECEPTION HALL

Full height double glazed window to front aspect with fitted blind, recessed down lighters, alarm control panel, mechanical ventilation control panel, wall mounted under floor heating thermostat, tiled flooring, cloaks cupboard with sensor light, hanging and shelving, additional storage cupboard with sensor light, stairs to first floor with glass balustrade and feature lighting.

CLOAKROOM

Double glazed window to rear aspect, recessed down lighters, fitted in a white two piece suite comprising low level WC with concealed cistern, vanity wash hand basin, complementing tiling, tiled flooring, thermostat for underfloor heating.

LIVING ROOM

14' 2" x 12' 6" (4.32m x 3.81m)

Double glazed window to front aspect with bespoke shutters, recessed down lighters, thermostat for under floor heating.





STUDY

11' 2" x 9' 3" (3.40m x 2.82m)
 Double glazed window to rear aspect with fitted blind, thermostat for underfloor heating, decorative feature panel work

PLANT ROOM

11' 3" x 4' 6" (3.43m x 1.37m)
 Housing water softener, consumer unit, network box, water tank, mechanical ventilation and heat recovery unit, two drying racks, tiled flooring.

FAMILY ROOM

20' 2" x 12' 9" (6.15m x 3.89m)
 A triple aspect room with two double glazed windows to side aspect, two double glazed windows to rear and bi-fold doors opening to decked terrace all with fitted blinds, vaulted ceiling, wall mounted thermostat for underfloor heating, tiled flooring and tiled skirting, opening to

KITCHEN/BREAKFAST/DINING ROOM

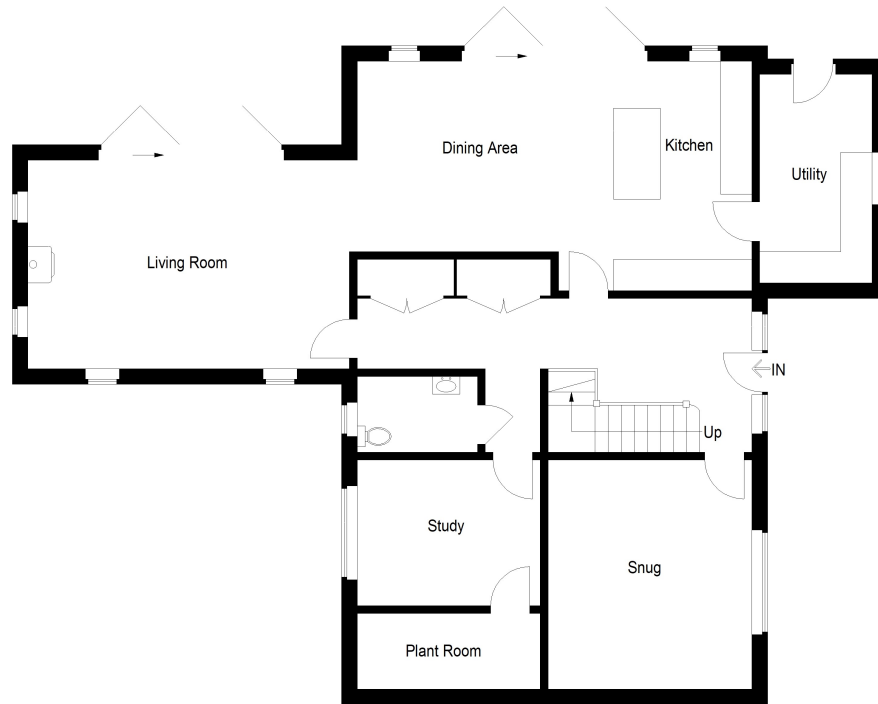
24' 5" x 11' 8" (7.44m x 3.56m)
 Two double glazed windows to side aspect and double glazed bi-fold doors opening to decked terrace with fitted blinds, recessed down lighters, decorative feature panel work, fitted in a comprehensive range of base and wall mounted cabinets with complementing stone work surfaces and tiled surrounds, sink unit with boiler tap, integrated Bosch appliances incorporating dishwasher, induction hob with cooker hood over, microwave, combination oven, central island breakfast bar with stone counter top and drawers, wall mounted thermostat for underfloor heating, tiled flooring.



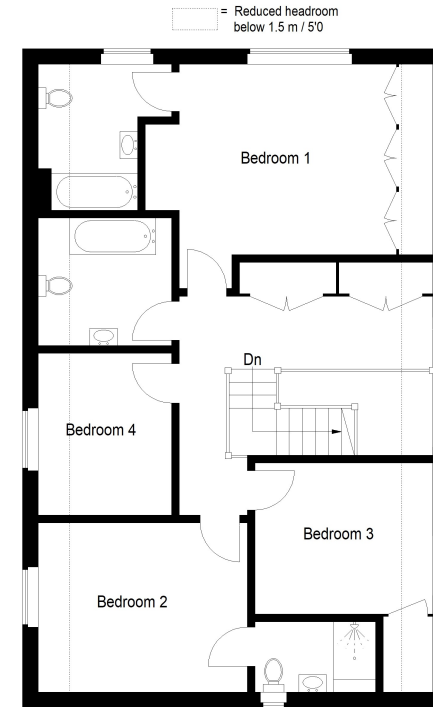
UTILITY ROOM

12' 8" x 6' 8" (3.86m x 2.03m)
 Double glazed window to front aspect with bespoke shutter, double glazed aluminium door to side aspect, vaulted ceiling, base cabinets with complementing work surfaces, stainless steel sink and drainer with mixer tap, tiled surrounds, space and plumbing for washing machine, space for tumble dryer, space and plumbing for American style fridge freezer, tiled flooring, wall mounted thermostat for underfloor heating.

Approximate Gross Internal Area = 218.1 sq m / 2348 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. (ID1078669)
Housepix Ltd

FIRST FLOOR GALLERIED LANDING

Double glazed window to front aspect with remote controlled black out blind, seating area, recessed down lighters, access to loft space with pull down ladder, partially boarded with power and lighting, glass balustrade, linen cupboard with lighting, shelving and manifold for first floor heating, storage cupboard.

PRINCIPAL BEDROOM

15' 9" x 11' 8" (4.80m x 3.56m)

Double glazed windows to side with remote controlled black out blinds, feature decorative wall panelling, two bedside wall light points, a range of built in wardrobes with comprehensive storage, shelving and hanging, vertical radiator.

EN SUITE SHOWER ROOM

Double glazed window to side aspect, recessed down lighters, fitted in a three piece suite comprising low level WC with concealed cistern, floating vanity wash hand basin, mirror fronted demisting bathroom cabinet with lighting, walk in shower enclosure with glazed screen and drench style shower head and hand held shower attachment, complementing tiling, heated towel rail, tiled flooring, control for heated towel rail.

GUEST BEDROOM

12' 8" x 10' 4" (3.86m x 3.15m)

Double glazed window to rear aspect with bespoke shutters, wall mounted thermostat, radiator, two bedside wall light points.

GUEST EN SUITE SHOWER ROOM

Double glazed window to side aspect, recessed down lighters, fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin with mirror and light over, double shower enclosure with wall mounted shower unit, full complementing tiling, heated towel rail, tiled flooring, control for heated towel rail.

BEDROOM 3

10' 5" x 9' 8" (3.17m x 2.95m)

Double glazed window to front aspect with bespoke shutters, radiator, wall mounted thermostat, radiator, walk in wardrobe with hanging and shelving.

BEDROOM 4

10' 10" x 8' 10" (3.30m x 2.69m)

Double glazed window to rear aspect with bespoke shutter, radiator, wall mounted thermostat, radiator.

FAMILY BATHROOM

Velux window to rear aspect with fitted blind, fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin with mirror over and lighting, 'P' shaped panel bath wall mounted shower unit over and folding shower screen, complementing tiling, heated towel rail, control for heated towel rail, tiled flooring.

OUTSIDE

The property is approached by a five bar gate onto a sweeping gravel driveway providing parking for several vehicles. The front garden has recently been landscaped with trees, a well kept lawn and outside lighting. There is a **Double Detached Garage** with remote controlled twin roller doors, currently used as a Workshop with window and door, power and lighting. There are a number of different garden areas with the formal garden featuring a large composite deck with integrated lighting, covered veranda with power points, outside tap and lighting, well kept lawn, planting with an additional gravel seating barbecue area. A gate then leads to a large grassed wild garden and a secluded composting area, two garden sheds with power and lighting, vegetable plot, a beautiful planted area, a further secluded seating area with raised pond.

AGENTS NOTE

The property benefits from a Domestic Renewable Heat Incentive Scheme which provides an annual payment of £777.84 per annum paid up until 2028.

TENURE

Freehold
Council Tax Band - F





Huntingdon

60 High Street
Huntingdon
Tel : 01480 414800

St Neots

32 Market Square
St. Neots
Tel : 01480 406400

Kimbolton

6 High Street
Kimbolton
Tel : 01480 860400

Mayfair Office

Cashel House
15 Thayer St, London
Tel : 0870 112 7099

Peter Lane & Partners
EST 1990
Town & Country



Peter Lane and Partners for themselves as agents for the vendors or lessors of this property give notice that these particulars are produced in good faith, and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane and Partners or any employee therefore do not have the authority to make or give any warranty, guarantee or representation what so ever in relation to this property.