



# 5 OLD HOUGHTON ROAD

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HARTFORD • PE29 1YB



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- Handsome Ten Year Old Home By Acclaimed Local Developer Aragon Homes
- Versatile Accommodation
- Stunning Open Plan Kitchen/Family Room
- High Specification Throughout
- Non Estate Location Within Conservation Area
- Wonderfully Mature And Private Gardens
- Detached Barn
- Prestigious Hartford Village Location

Constructed for a family member by Aragon Homes ten years ago this handsome individual home offers a wonderful location within the ever desirable Hartford village. The house is finished to an exceptional specification offering a generous 2,200 sq ft of accommodation arranged over two floors.

Constructed within the grounds of a much older property giving the house the advantage of a relatively mature and private garden lined in established trees. There is a substantial gated frontage with an Oak barn/garaging and masses of off road parking. Overall a superb family home within a prestigious position.



Guide Price £ 895,000

Huntingdon branch: 01480 414800

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### **INTEGRAL STORM CANOPY OVER**

Wooden front door with side panels to

### **RECEPTION HALL**

23' 4" x 7' 8" (7.11m x 2.34m)

Extensive under stairs storage cupboard, cornicing to ceiling, twin sealed unit picture windows to front elevation, bespoke Oak stair case extends to first floor, three cloaks cupboards with hanging and shelving, security system, under floor heating.

### **CLOAKROOM**

5' 11" x 2' 7" (1.80m x 0.79m)

Fitted in a two piece contemporary white suite comprising low level WC with concealed cistern, suspended vanity wash hand basin with natural stone tiling, extractor, recessed lighting, cornicing to ceiling, shelved storage unit, ceramic tiled flooring with under floor heating.

### **STUDY**

12' 6" x 7' 8" (3.81m x 2.34m)

A double aspect room with sealed unit windows to front and side elevations, cornicing to ceiling, oiled Oak flooring with under floor heating.





## DRAWING ROOM

19' 0" x 14' 1" (5.79m x 4.29m)

A light double aspect room with sealed unit windows to front and side elevations, central inglenook fire place with exposed brick work chimney feature and inset wood burner, Tv point, telephone point, cornicing to ceiling, natural oiled Oak flooring, double internal doors access **Reception Hall**.

## KITCHEN/BREAKFAST/FAMILY ROOM

29' 9" x 14' 5" (9.07m x 4.39m)

An impressive open plan space with bi-fold doors accessing garden terrace to the rear and hardwood sealed unit windows to two rear aspects, cornicing to ceiling, TV point, recessed lighting, fitted in a bespoke range of base and wall mounted cabinets in painted Shaker style units with complementing granite work surfaces, up-stands and sills, single drainer one and a half bowl stainless steel sink unit with mixer tap, drawer units, pan drawers, central dividing peninsular unit incorporating additional drawer units, cupboard storage, corner units, integral fridge freezer, double electric Neff ovens and warming drawer, integrated automatic dishwasher, five ring Neff gas hob with suspended stainless steel extractor unit fitted above, under unit lighting, ceramic tiled flooring with individually zoned under floor heating.

## WALK IN SHELVED PANTRY

4' 11" x 3' 7" (1.50m x 1.09m)

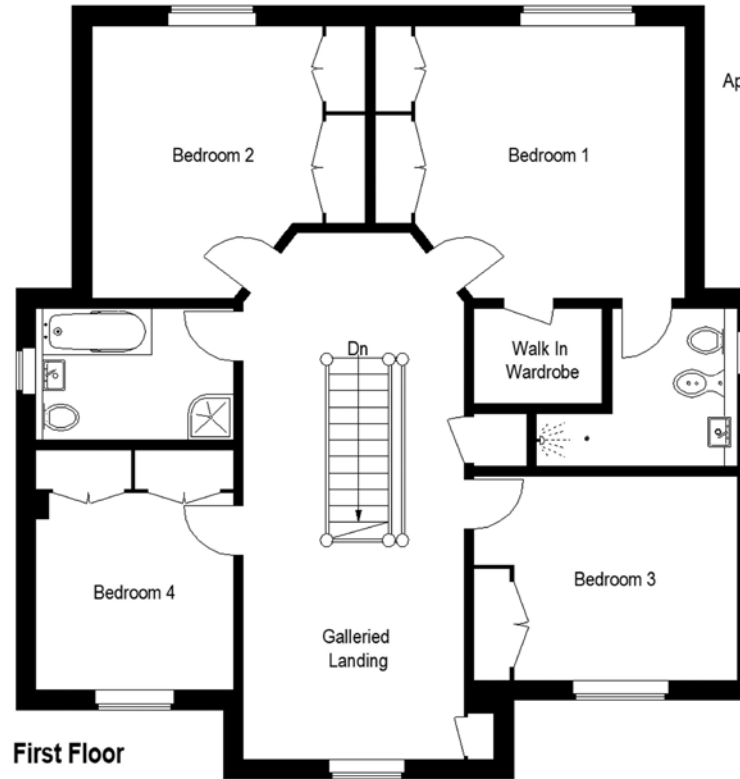
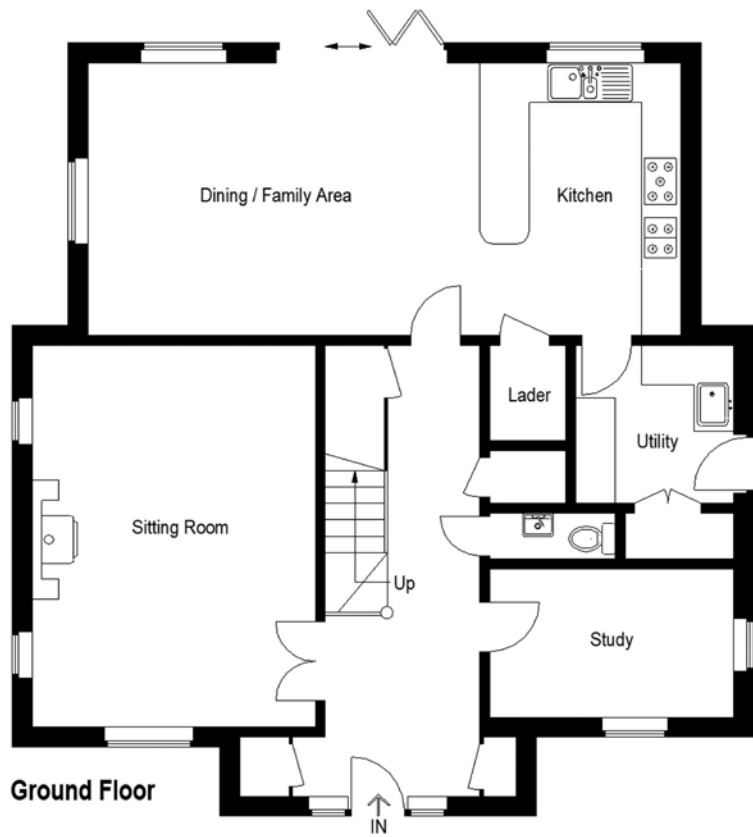
Automatic lighting, fixed shelving.



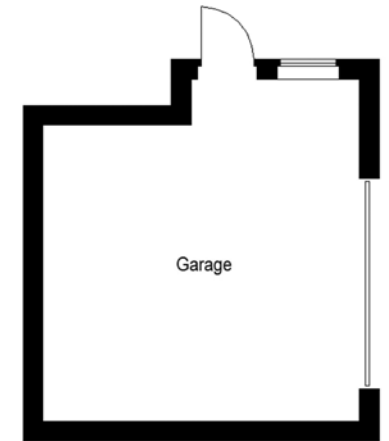
## LAUNDRY/UTILITY ROOM

8' 2" x 7' 10" (2.49m x 2.39m)

Sealed unit window and door to garden aspect to the side, fitted with bespoke cabinets finished in painted Shaker style with granite work surfaces and tiled surrounds, cornicing to ceiling, extractor, appliance spaces, double airing cupboard housing gas fired central heating boiler serving hot water system and radiators, pressurised water system and manifolds for the under floor heating, ceramic tiled flooring with under floor heating.



Approximate Gross Internal Area = 209.2 sq m / 2252 sq ft  
 Garage = 23.6 sq m / 254 sq ft  
 Total = 232.8 sq m / 2506 sq ft



(Not Shown In Actual Location / Orientation)

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. (ID 922185)  
 Housepix Ltd

## FIRST FLOOR GALLERIED LANDING

26' 11" x 11' 2" (8.20m x 3.40m)

An impressive open plan space offering easy scope to create an additional bedroom if required. Sealed unit window to front aspect, double panel radiator, telephone point, access to loft space with ladder offering huge potential for conversion to create additional bedroom accommodation, cornicing to ceiling, shelved storage cupboard, shelved linen cupboard.

## PRINCIPAL BEDROOM

13' 9" x 13' 5" (4.19m x 4.09m)

Sealed unit window to garden aspect enjoying views over the grounds, double panel radiator, His and Hers double wardrobes with hanging and shelving.

## WALK IN DRESSING ROOM

7' 3" x 5' 11" (2.21m x 1.80m)

Hanging and shelving.

## EN SUITE WET ROOM

9' 4" x 8' 10" (2.84m x 2.69m)

Fitted in a four piece suite comprising low level WC with concealed cistern, bidet, vanity wash hand basin with mixer tap, floor draining wet room shower, shelved display recesses, chrome heated towel rail, sealed unit window to side aspect, Oak detailing with natural stone work surface, natural stone contour border tiling, shaver point, cornicing to ceiling, ceramic tiled flooring

## BEDROOM 2

13' 5" x 11' 2" (4.09m x 3.40m)

Sealed unit window to rear aspect, double panel radiator, His and Hers double wardrobes with hanging and shelving, access to loft space, cornicing to ceiling.

## BEDROOM 3

10' 2" x 9' 10" (3.10m x 3.00m)

Sealed unit window to front aspect, double panel radiator, extensive wardrobe range with hanging and shelving, cornicing to ceiling.

## BEDROOM 4

10' 2" x 9' 10" (3.10m x 3.00m)

Sealed unit window to front aspect, double panel radiator, extensive wardrobe range with hanging and shelving, cornicing to ceiling.

## FAMILY BATHROOM

10' 2" x 6' 3" (3.10m x 1.91m)

Fitted in a quality range of sanitary ware comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap, shaver point, panel bath with mixer tap, screened shower enclosure with independent shower unit fitted over, cornicing to ceiling, Oak detailing, chrome heated towel rail, full ceramic tiling with natural stone contour border tiling, sealed unit window to side aspect, ceramic tiled flooring.

## OUTSIDE

The property stands in mature and private grounds extending in excess of one third of an acre. The front garden is enclosed by mature evergreen hedging with a selection of notable evergreen trees and double gates leading to an extensive drive way giving provision for six or more vehicles. There is a **Detached Barn** offering garaging for one vehicle and workshop space. There is an area of lawn to the front, external lighting and gated access extending to the rear. The rear garden has an extensive paved terrace covered by a pergola canopy, an extensive lawn with heavily stocked shrub and flower borders with a large selection of notable deciduous, evergreen and ornamental trees. There is a timber **Summer House**, various sheds, and a secret garden to the rear. The garden is enclosed by a combination of panel fencing offering a good degree of privacy.

## TENURE

Freehold

Council Tax Band - G





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