

# THE SEVERALS

KEYSTON ROAD • COVINGTON • PE28 0RU





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## AT A GLANCE

- Established, individual village residence enjoying uninterrupted countryside views.
- Superior plot with delightful gardens and grounds in the region of 0.6 of an acre.
- Recently extended, enhanced, remodelled and upgraded.
- Over 2,800 square feet of accommodation for the discerning family.
- Fully remodelled and refitted kitchen/breakfast/dining/family area with extensive glazing including roof lantern and bi-fold doors to the garden.
- Comfortable sitting room with wood burning stove and French doors opening onto the garden terrace.
- Versatile second reception room makes an excellent study/home office.
- Welcoming reception hall with guest cloakroom/WC and galleried landing with balcony overlooking the garden and fields beyond.
- Four double bedrooms including principal with en suite, plus well-appointed family bathroom.
- Gated entrance, extensive parking and garaging.

Covington is a charming hamlet surrounded by rural countryside and close to the Three Shires Way. The area benefits from excellent road and rail links with the recently upgraded A14 providing access to the A1 M1/M6 and M11. Main line stations to London at Bedford (21 miles), Huntingdon (17 miles) and St Neots (13 miles). Stansted, Luton and East Midlands airports can be reached in just over an hour. Nearby, the historic market town of Kimbolton boasts one of the area's leading private schools, Kimbolton School, along with the well-regarded Primary Academy. There is a variety of shops and cafes, pub/restaurant, Indian restaurant, doctor and dentist surgeries, veterinary practice, chemist, supermarket and garage.

The University City of Cambridge lies less than 35 miles to the east with a guided 'bus service running from St Ives. The airports of London Luton, London Stansted and East Midlands are all approx. one hour or so away.

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## THE PROPERTY

The Severals is a generously proportioned, individual residence with a wonderfully spacious and light interior which takes full advantage of its delightful semi-rural location and uninterrupted countryside views.

The present owners have carried out a meticulous programme of remodelling and enhancement to create a bespoke family home of undoubted quality that would equally suit the growing family and those looking for a comfortable and appealing home with fabulous entertaining space and excellent facilities for home working.

Approached via a gated entrance and private drive, the property occupies an enviable plot of around 0.6 of an acre, with a well-planned layout extending to over 2,800 square feet comprising in brief; a welcoming reception hall with guest cloakroom, sitting room with wood burning stove, study/home office, a truly stunning kitchen/breakfast/family room with wood burner and roof lantern, preparation kitchen/utility plus laundry/boot room. There are four comfortable bedrooms, including a wonderful principal with walk-in wardrobe and en suite, and a well-appointed family bathroom.

There is ample parking and a large garage complex.

## GROUND FLOOR

Steps up to crescent-shaped entrance vestibule with tiled floor and glazed door opening into the welcoming reception hall with herringbone-pattern oak flooring and staircase rising to the first-floor landing. Off the hallway is an area for coats, with a separate cloakroom/WC ideal for guests.

The herringbone-pattern flooring extends into comfortable sitting room which features a wood burning stove and French doors leading out to the garden terrace, and continues into the spacious second reception room which is currently used as a home office.

Situated to the westerly area of the property and taking full advantage of the garden views will be found the superbly extended, fully remodelled and refitted kitchen/breakfast room and dining/family area, extending some 29 feet with travertine tiled flooring and extensive glazing including a stunning roof lantern, picture window to the south elevation with views to the horizon and bi-folding doors opening onto the garden terrace.

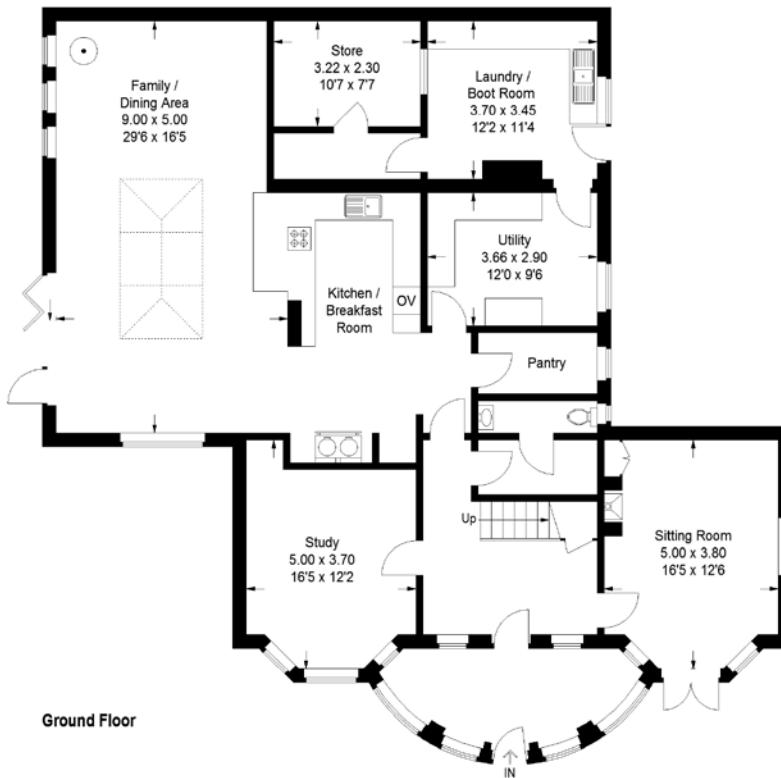
The beautifully crafted kitchen area is fitted with extensive recycled glass counters and upstands, inset sink and drainer with extending mixer tap and a comprehensive range of quality cabinets with appliances to include twin ovens, vented induction hob, integrated dishwasher and fridge. There is a recess housing the Stanley range which is also used for cooking (and which powers the central heating and hot water system), and countertop and cupboards extending into the dining area family area, forming a breakfast bar.

The family area also features zonal underfloor heating and air conditioning for perfect temperature control, along with a wood burning stove for cosy evenings, and there are recessed ceiling downlighters throughout.

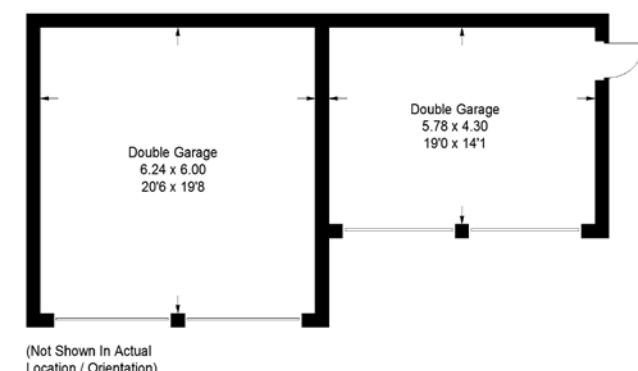
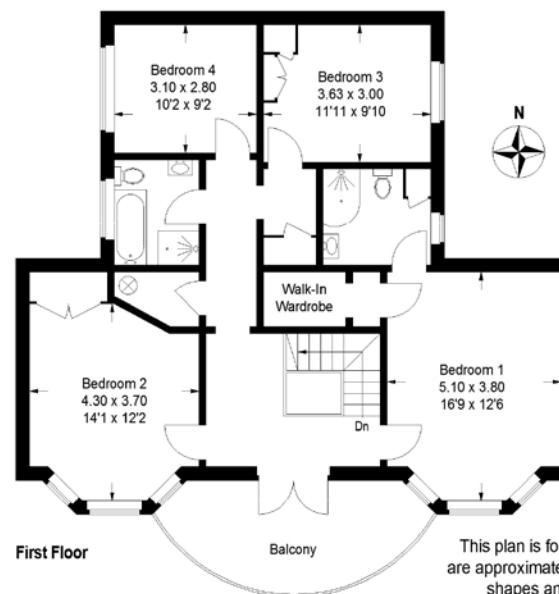
The adjacent preparation kitchen/ utility room, with herringbone oak floor, which has been fitted to complement the kitchen with extensive counter space and a range of fitted lacquered cabinets with wine cooler.

The laundry/boot room also has extensive countertop space with inset sink and drainer, range of fitted cabinets, a second dishwasher, plumbing for washing machine and part glazed door to the garden. Off the rear lobby is a storage area/plant room which houses the inverter and battery for the solar panel system.





Approximate Gross Internal Area  
262.9 sq m / 2830 sq ft  
Garage = 64.9 sq m / 698 sq ft  
Total = 327.8 sq m / 3528 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. (ID1208201)  
Housepix Ltd



## FIRST FLOOR

The spacious and light galleried landing has glazed double doors which open onto the balcony, offering uninterrupted views of the surrounding countryside.

There are four double bedrooms and a well-appointed family bathroom, refitted with suite comprising bathtub with mixer shower, separate shower enclosure with glazed screen, pedestal washbasin and close-coupled WC. Tiled floor and tiling to half-height.

The excellent dual-aspect principal bedroom features a walk-in wardrobe, a half-tiled en suite housing a double quadrant shower enclosure, pedestal washbasin and close-coupled WC, plus a bay window to the front offering outstanding views of the garden and countryside beyond.

Bedrooms two and three both have fitted wardrobes, and bedroom two also has a bay window to the front with garden and countryside views.

## OUTSIDE

One of the outstanding features of The Severals is the wonderful outdoor entertaining and leisure space. Approached via double entrance gates and a sweeping drive with raised centrepiece, the property occupies a superior plot of around 0.6 of an acre, with pleasantly maturing gardens including a fine expanse of lawn interspersed with mature trees, recently laid slate and paved patios and covered seating area and delightfully landscaped beds with specimen trees and shrubs. Outside lighting, log store and oil storage tank.

## DOUBLE GARAGING

6.24m x 6.00m (20' 6" x 19' 8")

Twin up and over doors, light and power.

5.78m x 4.30m (19' 0" x 14' 1")

Twin up and over doors, light and power.

## NOTE:

Solar panel system fitted with inverter and storage battery.

## BUYERS INFORMATION

To comply with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers at the point of agreeing a sale. We use the services of a third party and there is a nominal charge for this service. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.



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