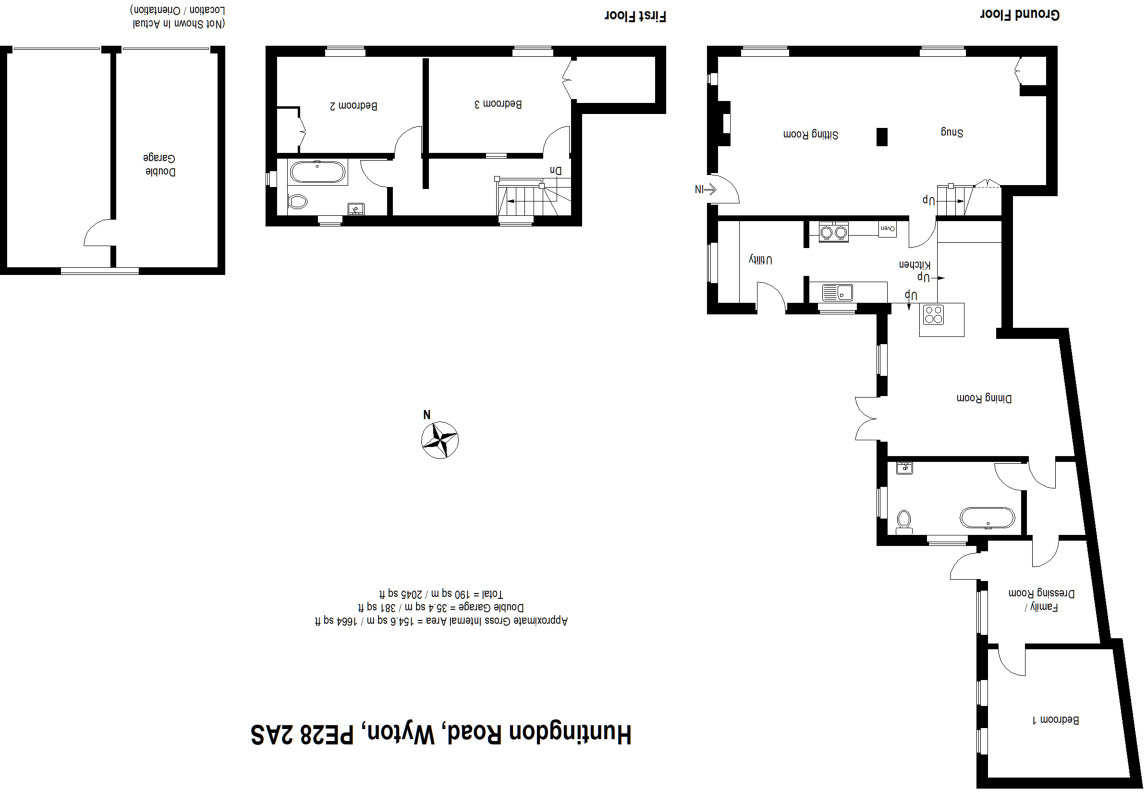


Huntingdon St Neots 32 Market Square 60 High Street
Huntingdon St Neots 24 High Street
Huntingdon Kimbolton 15 Thayer St, London
Mayfair Office Cashel House
 Tel: 01480 414800
 Tel: 01480 406400
 Tel: 01480 860400
 Tel: 0870 112 7099

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

Huntingdon Road, Wyton, PE28 2AS

Approximate Gross Internal Area = 154.6 sq m / 1664 sq ft
 Double Garage = 35.4 sq m / 381 sq ft
 Total = 190 sq m / 2045 sq ft



- Stunning 17th century character home
- Substantial Extended Ground Floor Accommodation
- Impressive 30' Living Room
- Double Garaging
- Desirable Village Location
- Grade II listed
- Bespoke Kitchen/Dining/Family Room
- Re-Fitted Sanitary Ware
- Extensive Gated Driveway



Integral Storm Porch To
Glazed panel door accessing

Sitting Room
30' 4" x 14' 5" (9.25m x 4.39m)

A light double aspect room with side sash picture windows to front and side aspects, central impressive stonework inglenook fireplace with tiled hearth and under lit recesses, wall light points, TV point, telephone point, further brick work chimney feature, fuse box and master switch, stairs to first floor, extensive cupboard storage, two double panel radiators, exposed structural timber work.

Kitchen/Breakfast Room
20' 4" x 17' 9" (6.20m x 5.41m)

Incorporating **Family Room**. A light open plan extended space arranged over two levels finished in a bespoke range of base mounted cabinets topped marble with up-stands and sill, inset double bowl sink unit with mono bloc mixer tap, UPVC windows to garden aspect, drawer units, central island work station incorporating gas hob, drawer units and cupboard storage, recessed lighting, central two oven Aga, central brick work chimney feature with inset double electric oven, Travertine flooring.

Family Room/Dining Room
Double panel radiator, recessed lighting, French doors to garden terrace, Travertine flooring with under floor heating.

Utility/Boot Room
8' 1" x 7' 7" (2.46m x 2.31m)

A double aspect room with UPVC windows to side and UPVC door to rear, work surfaces, wall mounted gas fired central heating boiler serving hot water system and radiators, appliance spaces, timber work to ceiling, exposed internal brick work, Travertine flooring.

Inner Hall
6' 11" x 5' 7" (2.11m x 1.70m)
Recessed lighting, coats hanging area, Travertine flooring.

Ground Floor Bathroom
11' 11" x 6' 11" (3.63m x 2.11m)
Fitted in a three piece reproduction period suite comprising high level WC, wall mounted wash hand basin, roll top claw foot bath with hand mixer shower, extensive tiling with contour border tiling, recessed lighting, UPVC windows to two aspects, ceramic tiled flooring with under floor heating.

Study/Family Room
10' 2" x 9' 10" (3.10m x 3.00m)
Arch picture window to rear aspect and glazed door to garden terrace, double panel radiator, TV point, telephone point.

Bedroom 3/Office
11' 9" x 10' 10" (3.58m x 3.30m)
Twin arch picture windows to rear aspect, double panel radiator, TV point.

First Floor Galleried Landing
18' 1" x 5' 11" (5.51m x 1.80m)
Exposed structural timber work, picture window to garden aspect, double panel radiator, 2.9m ceiling height.

Family Bathroom
10' 5" x 5' 3" (3.17m x 1.60m)
A double aspect room with picture windows to side and rear aspects, re-fitted in a three piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap and tiling, heated towel rail, panel bath with hand mixer shower, extensive tiling, access to loft space, exposed timbers.

Principal Bedroom
13' 1" x 7' 10" (3.99m x 2.39m)
Sash picture window to front aspect, exposed structural timber work, cupboard storage, 2.9m ceiling height

Walk In Wardrobe
6' 11" x 4' 4" (2.11m x 1.32m)

Bedroom 2
13' 5" x 9' 2" (4.09m x 2.79m)
Exposed structural timber work, side sash window to front aspect, double cupboard housing hot water cylinder and shelving, double panel radiator.

Outside
There is a five bar gate leading to an extensive gravelled drive way giving provision for several vehicles accessing the **Detached Double Garage** measuring 19' 11" x 18' 4" (6.07m x 5.59m) with twin up and over doors, one electrically operated, power, lighting and window to rear aspect. The rear garden measures approximately 138' x 59' (42.06m x 17.98m) and is beautifully arranged with established rockery retained by low level brick walling, a selection of ornamental shrubs and trees, outside tap and lighting, two timber sheds, flower beds and borders with lawns leading to the rear. The gardens are beautifully mature and private enclosed by mixed panel fencing and trellis work, tree-lined with large established trees running to the rear boundary, further areas of planting with ornamental shrubs and flower beds, the garden offers a good degree of privacy.

Tenure
Freehold
Council Tax Band - E
Town & Country

