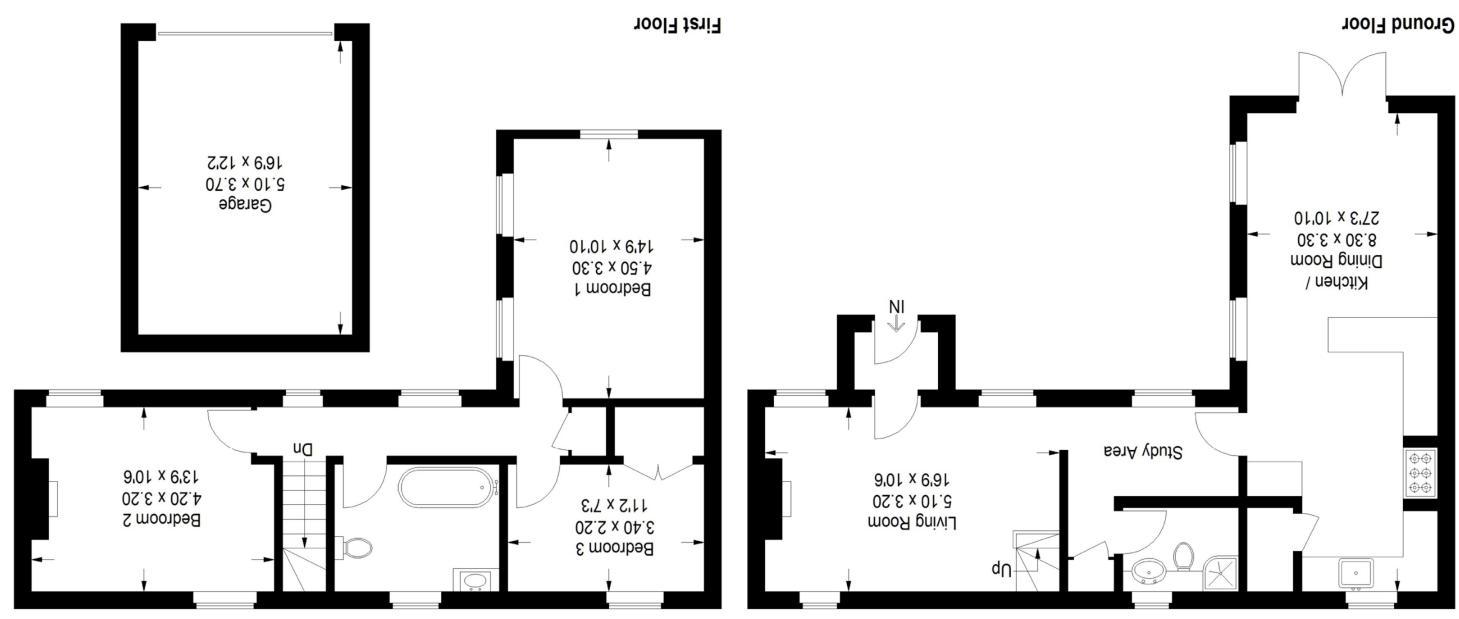


**The Cottage School Lane Hartford Huntingdon PE29 1XX**

Approximate Gross Internal Area = 109.1 sq m / 1174 sq ft  
 Garage = 19.2 sq m / 207 sq ft  
 Total = 128.3 sq m / 1381 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. (ID1018250)

**Huntingdon** St Neots 60 High Street  
 Tel: 01480 414800  
 Huntingdon St. Neots 32 Market Square  
 Tel: 01480 406400  
 Huntingdon Kimbolton 15 Thayer St, London  
 Tel: 01480 860400  
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- Stunning Individual Victorian Home
- Garage And Driveway
- Delightful Non Estate Location
- Hugely Desirable Hartford Village

- Beautifully Stocked Private Gated Gardens
- Bespoke Kitchen/Breakfast Room
- Short Walk To Hartford Church And Riverside Walks



**Panel Door To**

**Entrance Porch**  
Inner access to

**Sitting Room**

16' 10" x 10' 6" (5.13m x 3.20m)  
A light double aspect room with picture windows to front and rear aspects, stairs extend to the first floor, central fireplace recess with inset wood burner, exposed brickwork chimney feature, exposed structural timberwork, two radiators, TV point, telephone point, glass fronted display cabinet, wall light points.

**Inner Hall**

A useful **Study Area**, leads through to

**Shower Room**

Re-fitted in a quality range of white sanitaryware comprising low level WC with concealed cistern, circular sink unit with mono bloc mixer tap, walk in screened shower enclosure with independent shower unit fitted over, picture window to rear aspect, natural stone contour tiling, ceramic tiled flooring.

**Kitchen/Dining Room**

27' 3" x 10' 10" (8.31m x 3.30m)  
Re-fitted in a bespoke range of Oak base and wall mounted cabinets with complementing granite work surfaces and up-stands, recessed lighting, inset Butler sink unit with mono bloc mixer tap, display cabinets, under unit lighting, central dividing peninsular unit, central fireplace recess with space for cooking range with timber bressumer and extractor fitted above, a selection of integrated appliances incorporating fridge freezer and washing machine, larder unit, a double aspect room with windows to front and side aspects with French doors accessing garden terrace to the side, Travertine flooring with under floor heating.

**First Floor Landing**

Picture windows to front aspect, airing cupboard housing hot water cylinder and shelving, radiator.

**Principal Bedroom**

14' 9" x 10' 10" (4.50m x 3.30m)  
A light double aspect room with picture window to front and windows to side aspects, wall light points, radiator.

**Bedroom 2**

13' 9" x 10' 6" (4.19m x 3.20m)  
A double aspect room with picture windows to front and rear aspects, cast decorative Victoriana fireplace, radiator.

**Bedroom 3**

11' 2" x 7' 3" (3.40m x 2.21m)  
Picture window to rear aspect, wardrobe range with hanging and shelving, radiator.

**Family Bathroom**

Fitted in a range of quality white sanitaryware comprising high level WC, freestanding roll top claw foot bath with hand mixer shower, shelved display recess, picture window to rear aspect, contour skirting, recessed lighting, wash hand basin in an antique freestanding cabinet, composite floor covering.

**Outside**

Double timber gates access a tegular block paved driveway giving provision for one large vehicle. Adjacent to the property is a **Detached Oversized Single Garage/Workshop** with electrically operated roller door, lighting and power. The gardens are private and mature heavily stocked with ornamental shrubs, specimen trees, edged borders and an extensive paved seating area arranged on three levels enclosed by low retaining brick wall with wrought iron rails leading on to the areas of lawn. The rear garden has a well tended vegetable preparation area with green house and a timber shed and is enclosed by mature boundaries offering a good degree of privacy.

**Tenure**

Freehold  
Council Tax Band - E

