

# 'FAILTE'

CHURCH LANE • ELLINGTON • PE28 0AL



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## KEY FEATURES

- Established, individual single-storey home.
- Delightfully positioned in a quiet village lane.
- Accommodation of undoubted quality with a well-planned layout.
- Wonderful sitting room and dining area with central fireplace and superb vaulted ceiling.
- Kitchen/breakfast room and adjacent utility/laundry room.
- Conservatory/garden room.
- Three comfortable bedrooms.
- Bathroom with four-piece suite, plus guest cloakroom.
- Charming, private wrap-around garden.
- Large garage/workshop and ample off-road parking.
- Convenient for major road and rail links.

## THE PROPERTY

This individual detached home is well-positioned, set amid delightfully rural surroundings and enjoying views of the village church.

Designed and built for the present owners, the property offers refreshingly versatile accommodation, with ample space for homeworking and ideally suited to those looking for a comfortable home with an air of quality, that is both peaceful and accessible.

Features include three excellent bedrooms, bathroom with both bath and separate shower, wonderful 28 ft. dual aspect living area with central fireplace, beamed, vaulted ceiling and glazed doors opening to the conservatory and the front and rear gardens; kitchen/breakfast room with a comprehensive range of cabinets and appliances, practical utility room and guest cloakroom.

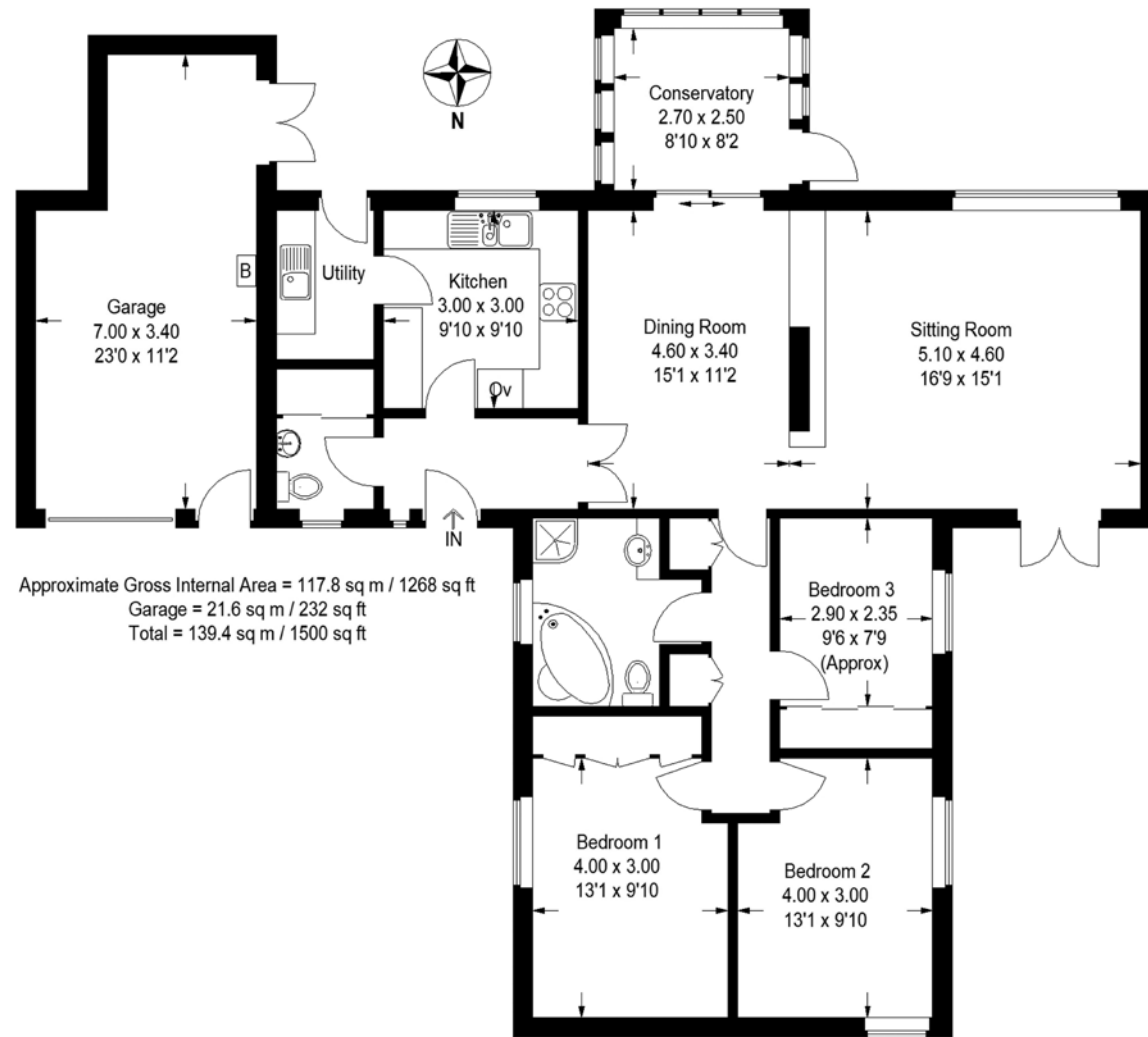
The private gardens are attractively landscaped, with gated access to the driveway/parking space and the large garage/workshop which houses the oil-fired central heating boiler.



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Price £485,000

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57   D	74   C
39-54	E		
21-38	F		
1-20	G		

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 945882)  
Housepix Ltd

## THE VILLAGE

Ellington is a village and civil parish in Cambridgeshire, England. 4 miles (6 km) west of Huntingdon and with All Saints Church and popular pub/restaurant. The civil parish covers an area of 2,700 acres (1,100 hectares); much of it is grassland with some small woods in the south of the parish. Huntingdon Train Station just 4.5 miles away for any commuter wanting to be in London in less than an hour. Sits within the catchment area for the outstanding Buckden C of E Primary school, which is just 3 miles, Spaldwick junior school, and Hinchingbrooke secondary school being just over 4 miles away with its own dedicated coach service that transports children from the village each day. Stansted and Luton airports can be reached in approximately one hour, with East Midlands in around one and a quarter hours.



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