

1A ROTTEN ROW

RISELEY • MK44 1EJ





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KEY FEATURES

- Substantial modern country house occupying a fine plot in excess of an acre.
- Exceptional accommodation of undoubted quality for the discerning family.
- In all over 3,500 square feet with up to seven bedrooms and five bathrooms.
- Includes three bedrooms with en suite facilities.
- Bespoke kitchen/breakfast room with comprehensive range of cabinets and Corian counters.
- Four excellent reception rooms.
- Potential for self-contained guest suite/annexe.
- Large detached double garage and sizeable outbuilding/workshop.
- Long, sweeping drive and extensive additional parking.
- Excellent village location convenient for major road and rail links and within sought- after school catchments.

THE VILLAGE

Riseley is an extremely popular North Bedfordshire village with excellent access to both Bedford's and Kimbolton's amenities. There are lots of countryside walks and the village has its own Primary School and is within the catchment of Sharnbrook Upper School. There is a popular Public House/ restaurant and a recently improved general store with post office. Nearby Bedford and St Neots mainline railway stations offer fast and frequent services to London's St Pancras International station. Bedford's southern bypass (A421) links the A1 at the Black Cat roundabout with the M1 at Junction 13.

**Peter
Lane**
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Guide Price £1,250,000

Kimbolton branch: 01480 860400
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THE PROPERTY

This fine modern village residence has been substantially extended and carefully upgraded in recent years to create an imposing residence of outstanding quality, with a wonderfully spacious and light interior and outstanding accommodation that would equally suit the larger family and those looking for a comfortable home with the added benefit of exceptional entertaining space and ample provision for home working.

The property extends to over 3,500 square feet, with four reception rooms, up to seven bedrooms and five bathrooms providing an exceptionally versatile layout including the opportunity for a completely self-contained guest suite/annexe with its own lounge, kitchen, bedroom and wet room.

Other highlights include an impressive kitchen/breakfast room with a comprehensive range of bespoke cabinets, and over an acre of established gardens encompassing a large, detached garage and substantial brick-built outbuilding/workshop. It occupies a delightfully secluded position down a long private within this popular and well-served village with

its own primary school and is in the catchment area for Sharnbrook secondary school as well as being in close proximity to Kimbolton School.

GROUND FLOOR

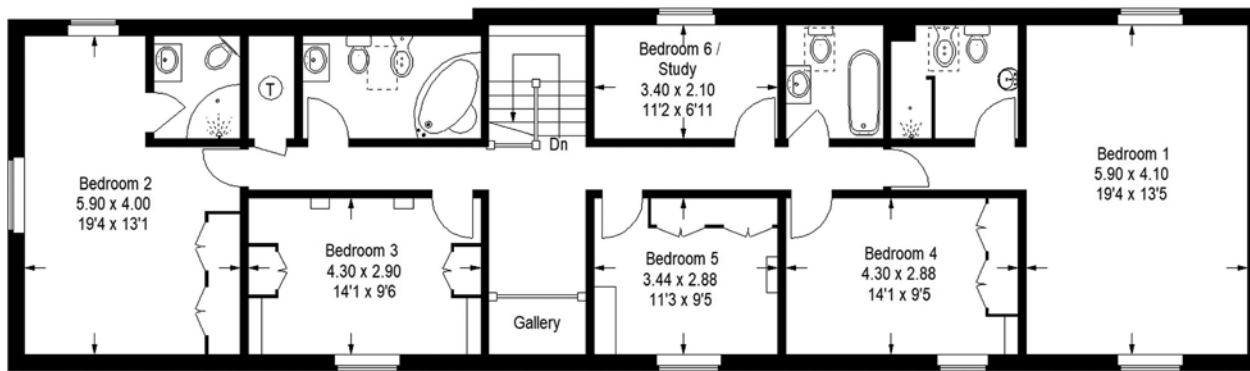
An entrance vestibule provides access to the welcoming reception hall with travertine tiled floor, guest cloakroom and staircase to the first-floor galleried landing. The travertine flooring continues into the finely crafted, bespoke kitchen featuring a comprehensive array of quality cabinets with Corian counters and upstands, twin Neff ovens plus range cooker with stainless-steel splashback and extractor hood over, integrated dishwasher and 'fridge and freezer, under-counter sink with mixer tap, kick-space lighting and part-vaulted ceiling with recessed ceiling downlighters. The adjacent utility room is fitted to complement the kitchen with countertop space, sink and cabinets and cupboard housing the central heating boiler, and leads to a useful rear lobby/boot room which is an ideal space for soiled boots – and dogs.

The study makes an ideal library or home office and the separate formal dining room is ideal for year-round entertaining, with two sets of French doors opening onto the garden. The spacious, dual aspect sitting room also features French doors opening onto the rear gardens and, finally, for those needing even more space, there is a fourth separate reception room which forms part of the potential annexe with adjoining kitchen, double bedroom and wet room.

FIRST FLOOR

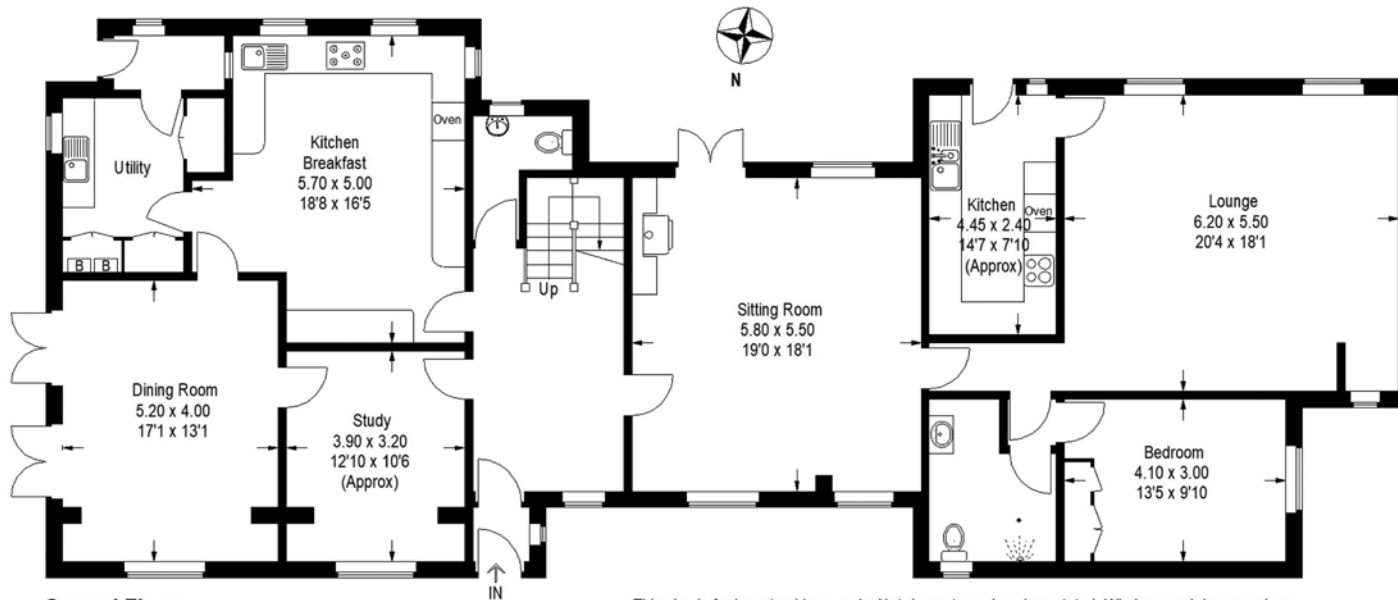
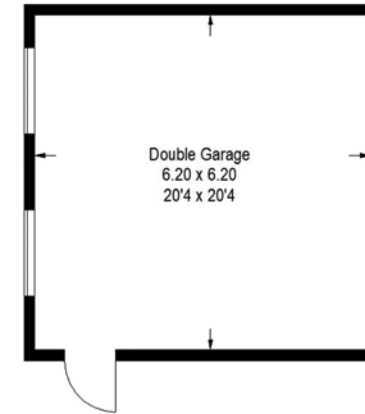
The galleried landing provides access to the exceptional first floor accommodation, with the principal bedroom enjoying an en suite comprising large walk-in shower enclosure, pedestal washbasin, bidet and WC. Bedroom two also provides en suite facilities with quadrant shower enclosure, pedestal washbasin and WC.



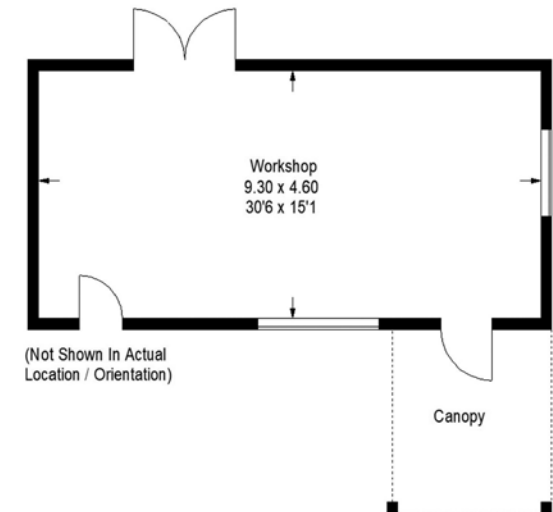


First Floor

Approximate Gross Internal Area (Including Gallery) = 331.7 sq m / 3570 sq ft
 Double Garage = 38.4 sq m / 413 sq ft
 Workshop = 42.8 sq m / 461 sq ft
 Total = 412.9 sq m / 4444 sq ft



Ground Floor



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. (ID909382)
 Housepix Ltd



There are four further bedrooms, three with fitted wardrobes and bedroom six making an ideal additional office. There are family bathrooms to both sides of the landing, one with corner bath and one with a free-standing roll-top bath.

GARDEN AND GROUNDS

The property is superbly positioned on an established and delightfully secluded plot, set well-back from the road down an extensive private drive. The plot extends to over an acre and provides a peaceful environment with full-width paved terrace and pathways and an extensive area of lawn interspersed by mature trees and shrubs, small orchard, seating area with pergola and climbing plants, and large natural pond to the front.

There is ample parking for several vehicles, caravan, boat etc. a large double garage with electrically operated roller door, and a substantial brick-built outbuilding.



DOUBLE GARAGE

6.20m x 6.20m (20' 4" x 20' 4")

Electrically operated door, light and power, personal door.

WORKSHOP.

9.30m x 4.60m (30' 6" x 15' 1")

Light and power, water and drainage connected.

ADDITIONAL FEATURES

There is an electrically operated ladder providing easy access to the extensive loft space.

There are solar panels for added economy and efficiency.





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