

CHESTNUTS

MANOR FARM • WENNINGTON • PE28 2LX





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- Detached Four Bedroom Family Residence
- Air Source Heat Pump And Ground Floor Underfloor Heating
- Utility Room With Granite Work Surfaces
- Quality Carpets And Luxury LVT Flooring
- Stunning Open Countryside Views
- Ten Year Build Guarantee
- High Specification Throughout
- Bespoke Kitchen/Breakfast Room With Granite Work Surfaces And Integrated Quality Appliances
- En Suite, Family Bathroom And Cloakroom
- Oversized Garaging, EV Charging Point And Ample Parking Provision
- Prestigious Courtyard Development

Chestnuts is a stunning detached four bedroom family residence nestled in the heart of Wennington, offering an exceptional blend of modern luxury and countryside charm. Set within this prestigious courtyard development the house boasts high specification finishes throughout, set within breathtaking open countryside views, this beautiful home offers the very best in semi rural living.

Designed with both style and practicality in mind, the property features a bespoke kitchen/breakfast room that is truly the heart of the home. Fitted with premium granite surfaces and integrated quality appliances, this kitchen effortlessly combines functionality with aesthetic appeal. Each of the four generously sized bedrooms has been crafted to provide serene private retreats for every family member. The principal bedroom benefits from a luxurious en suite. Complementing the en suite is a well-appointed family bathroom and cloakroom catering to the needs of the household, ensuring convenience and comfort for all.

The property is equipped with modern energy-efficient features including an air source heat pump and underfloor heating on the ground floor, ensuring a warm and welcoming environment throughout the year. These environmentally friendly systems highlight the homes commitment to sustainability while reducing energy costs. Additionally, the oversized garaging with an integrated electric vehicle (EV) charging point provides ample space for vehicles and storage. The generous parking provision further enhances the practicality of this desirable residence. Step outside to fully appreciate the stunning countryside views that surround this remarkable home. The tranquil setting offers a peaceful retreat from the bustle of daily life, with acres of open green space stretching as far as the eye can see.

Located in the sought-after village of Wennington, this exclusive courtyard development combines the benefits of rural living with easy access to local amenities and excellent transport links. Families will appreciate the nearby school and shop in neighbouring Abbots

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£750,000

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





GLAZED COMPOSITE PANEL DOOR WITH SIDE PANEL TO

RECEPTION HALL

20' 0" x 7' 11" (6.10m x 2.41m)

A light open plan space, stairs to first floor with Oak and glass balustrade, LVT flooring with underfloor heating, recessed lighting, extensive understairs storage cupboard, inner door to

CLOAKROOM

7' 0" x 5' 0" (2.13m x 1.52m)

Fitted in a two piece white suite comprising low level WC, wall mounted suspended wash hand basin with mixer tap and tiling, recessed lighting, picture window to front aspect, LVT flooring with underfloor heating.

SITTING ROOM

15' 7" x 15' 3" (4.75m x 4.65m)

Bi-fold doors to garden terrace, TV point, telephone point, recessed lighting, LVT flooring with underfloor heating, glazed internal double doors access





KITCHEN/BREAKFAST/FAMILY ROOM

19' 10" x 16' 1" (6.05m x 4.90m)

Glazed door to garden aspect and French doors to garden terrace to the rear, a beautifully fitted kitchen in a range of base and wall mounted cabinets with granite work surfaces and up-stands, extensive pan drawers, fixed display shelving, central island work station with inset sink unit with directional mixer tap incorporating three stool breakfast bar, a selection of AEG appliances incorporating fridge freezer, underlit pantry incorporating fixed display shelving, spice racks and drawer units, integral induction hob with bridging unit and extractor above, integrated automatic dishwasher, dual electric ovens, recessed lighting, under unit lighting, LVT flooring.

UTILITY ROOM

15' 9" x 7' 0" (4.80m x 2.13m)

Airing cupboard housing Vaillant hot water system, fitted in a range of base units with granite work surfaces and up-stands, inset sink unit with mixer tap, appliance spaces, LVT flooring with underfloor heating, picture window to front aspect and inner door to **Oversized Garage**.

FIRST FLOOR GALLERIED LANDING

Two picture windows to front aspect and twin Velux windows to front aspect, Oak and glass balustrade, double panel radiator.

PRINCIPAL BEDROOM

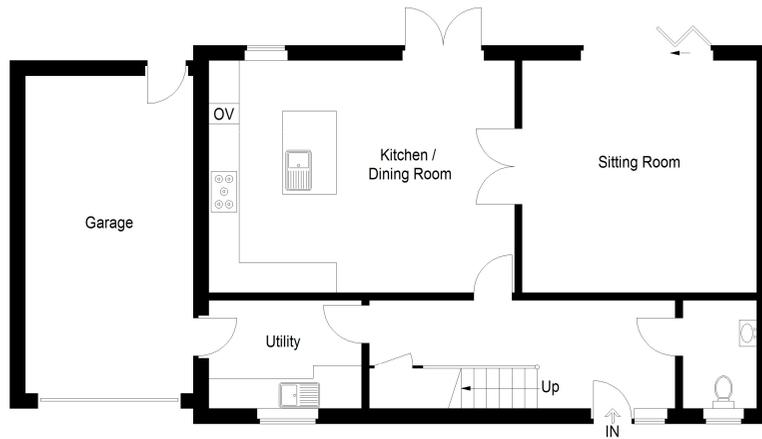
15' 6" x 10' 9" (4.72m x 3.28m)

Double panel radiator, picture window to rear aspect, inner access to

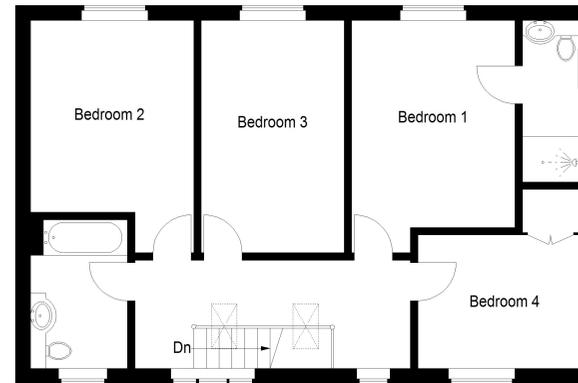


Plot 3

Approximate Gross Internal Area (Including Garage) = 172.5 sq m / 1857 sq ft



Ground Floor



First 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. (ID1267401)
Housepix Ltd

EN SUITE SHOWER ROOM

10' 6" x 3' 11" (3.20m x 1.19m)

Fitted in a range of white sanitaryware comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap and backlit vanity mirror, LVT flooring, heated towel rail, oversized screened shower enclosure with independent multi head shower unit fitted over, extensive tiling, double glazed picture window to side aspect.

BEDROOM 2

15' 4" x 10' 4" (4.67m x 3.15m)

Double panel radiator, double glazed window to rear aspect.

BEDROOM 3

15' 5" x 9' 3" (4.70m x 2.82m)

Double panel radiator, window to rear aspect.

BEDROOM 4

10' 6" x 8' 8" (3.20m x 2.64m)

Picture window to front aspect, double panel radiator, double wardrobe with hanging and storage.

FAMILY BATHROOM

9' 8" x 6' 5" (2.95m x 1.96m)

Fitted in a quality range of white sanitaryware comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap, chrome heated towel rail, LVT flooring, panel bath with folding shower screen and independent multi head shower unit fitted over, extractor, recessed lighting, window to front aspect.

OUTSIDE

There is an extensive brick paviour driveway giving provision for two large vehicles accessing the **Oversized Garage** measuring 20' 8" x 10' 10" (6.30m x 3.30m) with electrically operated roller door, private door to garden and EV charging point. The frontage is planted and landscaped. The rear garden has an extensive paved terrace, areas of lawn, a selection of ornamental trees, lighting and outside power. The garden is enclosed by a combination of panel fencing and post and rail fencing to the rear.

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

TENURE

Freehold

Council Tax Band - TBA





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