



BROOK HOUSE

5 NEWTOWN • KIMBOLTON • PE28 0HY





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AT A GLANCE

- Imposing and Characterful, Detached Family Residence.
- Offering over 2,900 Square Feet of Accommodation for the Discerning Buyer.
- Three Reception Rooms offering Exceptional Space for Entertaining and Homeworking.
- Impressive 21 FT. Kitchen with Integrated Appliances and Breakfast Nook.
- Large Conservatory Overlooking Generous South Facing Gardens.
- Five Comfortable Bedrooms and Three Bath/Shower Rooms.
- Guest Cloakroom and Practical Laundry Room/Utility.
- Gated Entrance, Double Garage and Extensive Parking/Turning Space.
- Well-Positioned, Convenient for Local Facilities and Major Road and Rail Links.

KIMBOLTON

The historic market town of Kimbolton boasts one of the area's leading private schools, along with the well-regarded Kimbolton Primary Academy. It offers a variety of shops and eateries, a public house, chemist and dentist, health centre, garage and supermarket. Conveniently situated for road and rail use, main routes such as the A1, A428 and the newly upgraded A14 are all within easy reach, with nearby Bedford, Huntingdon and St Neots offering mainline stations and a commuter service to London.

The University City of Cambridge lies less than 30 miles to the east with a guided 'bus service running from St Ives. The airports of London Luton, London Stansted and East Midlands are all approx. one hour or so away.



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Guide Price £925,000

Kimbolton branch: 01480 860400

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THE PROPERTY

Brook House is a handsome, generously proportioned modern residence, well-positioned set back from the road and conveniently located for access to the area's excellent schools, local facilities and excellent commuter routes.

The property has been extended and improved over the years to offer over 2,900 square feet of characterful accommodation, featuring fabulous living/entertaining space and that all-important homeworking provision.

In brief, the layout comprises a welcoming reception hall with guest cloakroom, three reception rooms including sitting room with superb inglenook fireplace and wood burning stove, a generous and comprehensively fitted kitchen/breakfast room and an adjacent laundry room/utility. There are five comfortable bedrooms on the first floor, including bedroom one with a full range of built-in wardrobes and a full bathroom en suite, a second well-appointed bathroom and an additional shower room. The delightful plot extends to around a third of an acre, with gated access to extensive parking/turning space leading to the double garage, and pleasantly maturing formal gardens enjoying a delightful southerly aspect.

ACCOMMODATION IN BRIEF:

Hardwood panelled front door with glazed panel.

RECEPTION HALL

Radiator, staircase to first floor galleried landing with storage cupboard below.

GUEST CLOAKROOM

Fully tiled and fitted with two-piece suite. Radiator, window to side aspect.

STUDY/HOME OFFICE

Radiator, window to front.

MAIN SITTING ROOM

A triple aspect room with windows to side and front. Impressive brick inglenook fireplace with timber bressummer and raised brick hearth incorporating log-store and display niches and housing wood burning stove. Wall light points, two radiators, double doors to.

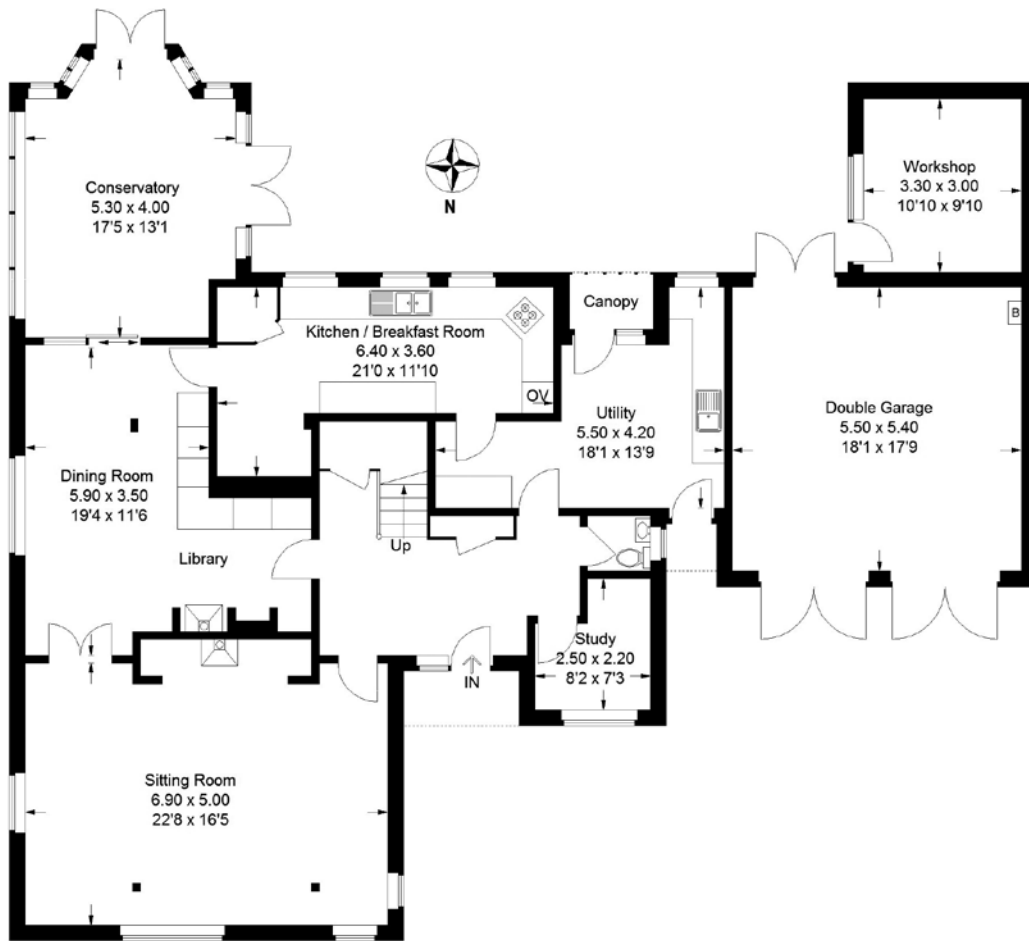
DINING/FAMILY ROOM

Brick fireplace housing wood burning stove, full-height oak cabinet providing extensive book shelving, storage cupboards and housing for TV, radiator, ceiling downlighters. Glazed sliding doors to:

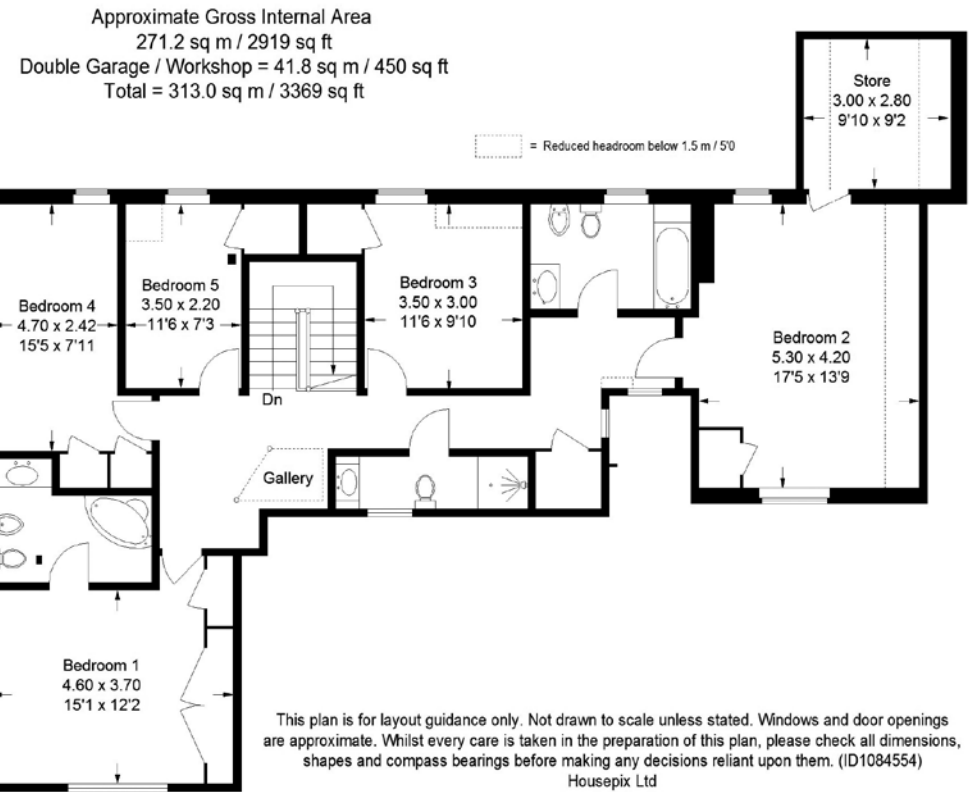
CONSERVATORY

Upvc construction with brick plinth. Fitted blinds, self-cleaning glass roof with electrically operated opening, decorative tiled floor, two sets of double doors leading to garden terrace and patio.





Ground Floor



First Floor

KITCHEN/ BREAKFAST ROOM

Fitted with full-length countertop and a comprehensive range of painted cabinets, inset double-bowl sink with swan-neck mixer tap, appliances to include dishwasher, double oven and microwave, ceramic hob with extractor hood. Pantry cupboard, breakfast bar with brick plinth, space for additional table, radiator, three windows to rear.

LAUNDRY/UTILITY ROOM

Countertop with inset sink, plumbing for washing machine and space for additional appliances, fitted cupboards, oil-fired boiler. Door to rear porch and door to front adjacent to the garage.

FIRST FLOOR GALLERIED LANDING

Part-vaulted ceiling, radiator, storage cupboard.

BEDROOM ONE

Two deep double built-in wardrobes with hanging rail & shelving, radiator, airing cupboard, window to front.

EN-SUITE BATHROOM

Suite comprising corner bath, vanity unit with inset basin and storage cupboards, WC and bidet. Fully tiled walls, radiator, window to side.

BEDROOM TWO

Built-in wardrobe, radiator, window to front. Walk-In Store/wardrobe.

BATHROOM

Suite comprising panelled bath with shower over and glazed screen, vanity unit with inset basin and storage cupboards, WC and bidet. Fully tiled walls, radiator, window to rear.

BEDROOM THREE

Radiator, window to rear.

BEDROOM FOUR

Built-in wardrobes, radiator, window to rear.

BEDROOM FIVE

Built-in wardrobe, radiator, window to rear.

SHOWER ROOM

Suite comprising tiled shower cubicle, washbasin and WC. Vinyl flooring, radiator, window to front.

OUTSIDE

The property is set well back from the road behind mature hedging and a five-bar gate with delightful front and side areas of lawn interspersed with mature trees and shrubs. The gravelled driveway offers extensive car standing/turning space and access to the double garage with additional workshop.

The exceptional south facing rear garden is superbly landscaped and features an expanse of lawn with well-stocked beds and borders and seating areas, and a full width raised terrace, greenhouse, timber shed and log store.





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Huntingdon

60 High Street

Huntingdon

Tel : 01480 414800

St Neots

32 Market Square

St. Neots

Tel : 01480 406400

Kimbolton

6 High Street

Kimbolton

Tel : 01480 860400

Mayfair Office

Cashel House

15 Thayer St, London

Tel : 0870 112 7099

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