

# HATCHET LANE

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24A HATCHET LANE • STONELY • ST NEOTS • CAMBRIDGESHIRE • PE19  
5EG





# HATCHET LANE

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NEOTS • CAMBRIDGESHIRE • PE19 5EG

- Four Bedroom 'Potton' Home
- Spacious and Comprehensively Fitted Kitchen/Breakfast/Dining Room
- Garden Studio/Home Office 4m x 3m.
- Walking Distance of Kimbolton School.
- Mature and Private Gardens
- Cloakroom, En Suite And Family Bathroom
- Double Garage
- Peaceful Village Location yet Convenient for Major Road and Rail Links.

## KEY FEATURES:

- Attractive, individual family home.
- Spacious and characterful accommodation.
- Four bedrooms, including master with en suite.
- Sitting room with Inglenook fireplace and double doors to Conservatory.
- Kitchen/breakfast/dining room with quality cabinets and integrated appliances.
- Study and guest cloakroom.
- Delightful gardens with 4.00m x 3.00m studio/home office.

Double garage and extensive additional parking.

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**ENTRANCE LOBBY/ENTRANCE HALL**

**GUEST CLOAKROOM**

**STUDY**

2.30m x 2.10m (7' 7" x 6' 11")

**SITTING ROOM**

5.84m x 4.54m (19' 2" x 14' 11")

**CONSERVATORY**

3.50m x 3.40m (11' 6" x 11' 2")

**KITCHEN/BREAKFAST/DINING ROOM**

7.00m x 4.46m (23' 0" x 14' 8")

**FIRST FLOOR GALLERIED LANDING**

**BEDROOM ONE**

4.44m x 3.50m (14' 7" x 11' 6")





**WALK-IN WARDROBE**

**EN SUITE SHOWER ROOM**

**BEDROOM TWO**

4.00m x 2.50m (13' 1" x 8' 2")

**BEDROOM THREE**

3.27m x 2.10m (10' 9" x 6' 11")

**BEDROOM FOUR**

2.68m x 2.00m (8' 10" x 6' 7")

**FAMILY BATHROOM**

**GARDEN STUDIO**

5.50m x 3.00m (18' 1" x 9' 10")

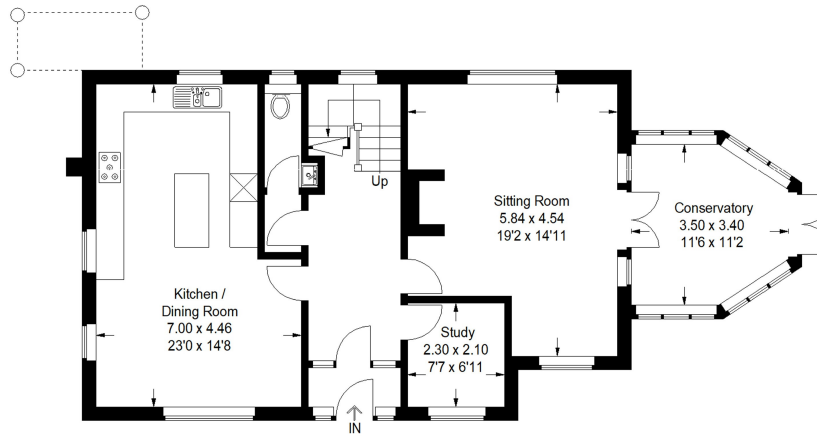
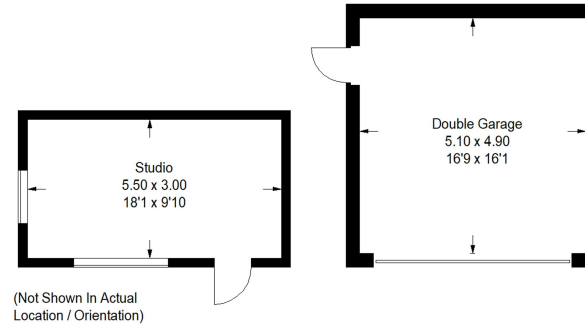
**DOUBLE GARAGE**

5.10m x 4.90m (16' 9" x 16' 1")

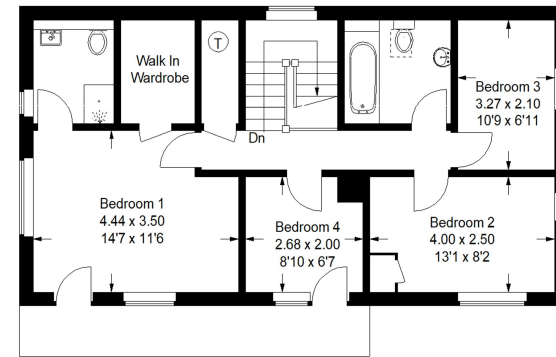


## Hatchet Lane, Stonely, St. Neots, PE19 5EG

Approximate Gross Internal Area = 155.3 sq m / 1672 sq ft  
Double Garage = 25.2 sq m / 271 sq ft  
Studio = 16.5 sq m / 178 sq ft  
Total = 197 sq m / 2121 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. (ID864527)  
Housepix Ltd



## STONELY

Stonely is a designated conservation area, within the parish of Kimbolton, to the west of Huntingdonshire and close to the boundary with Bedfordshire. It is situated on the route between St Neots and Kimbolton, the highway set in the valley of the river Kym amongst the rolling landscape which characterises the western edge of the district.

The A1 is about 5.7 miles Southeast giving excellent dual carriageway access both north and south and to the A14/M11. An excellent main line commuter train service to London St Pancras is available at St Neots (approximately 8 miles) and Huntingdon (Kings Cross).

Bedford is approximately 14 miles and Cambridge 26 miles away.

The airports of Stansted and Luton can be reached in approximately one hour, with East Midlands in around one and a quarter hours.

Nearby, is the popular and historic market town of Kimbolton which boasts one of the area's leading private schools, Kimbolton School, along with the well-regarded Kimbolton Primary Academy.

Dominated by St. Andrew's Church at the northern end of the High Street and Kimbolton Castle to the south, there is a variety of shops and eateries, a doctor's surgery, dentist, chemist with post office, supermarket and two pubs.





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Huntingdon

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**St Neots**

32 Market Square

St. Neots

Tel : 01480 406400

**Kimbolton**

6 High Street

Kimbolton

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