



# OLIVER HOUSE

45-47 CHURCH STREET • BUCKDEN • PE19 5TP



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- Grade II Listed Georgian Property
- Four Bedrooms
- Four Reception Rooms
- Conservatory
- Hand Made Ok Fitted Kitchen And Utility Room
- Beautiful Wall Enclosed Grounds
- Detached Barn And Outbuildings
- Extremely Well Presented
- Garage And Off Road Parking Provision
- Central Village Location
- Excellent Transport Links
- No Onward Chain

Oliver House is a stunning Grade II listed Georgian property centrally located in this extremely desirable village and was formerly two properties. Internally the property offers spacious and immaculate accommodation throughout with four reception rooms, conservatory, handmade bespoke Oak fitted kitchen and utility room. There are two separate staircases leading to the first floor and four double bedrooms with dressing room and en suite to the principal room.

Outside the property is approached via twin iron gates opening on to the gravel driveway leading to the detached garage. The grounds of the property are fully wall enclosed providing an extremely high degree of privacy and security with two outbuildings and a detached barn making excellent annex potential subject to planning permission. The beautiful gardens offer separate discreet seating areas, mature planting and established lawns.

Buckden is located 3.7 miles North of St Neots and 4 miles South West of Huntingdon both of which are historical market towns offering mainline stations to London Kings Cross. Buckden offers an extensive range of facilities and amenities for day to day use some of which include village convenience store and post office, doctors surgery, children's day nursery, extremely popular village primary school, boating marina, pub and hotel.

**Peter  
Lane**  
PARTNERS  
—EST 1990—  
Town & Country

Guide Price £995,000

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





### TIMBER GLAZED DOOR TO ENTRANCE PORCH

Windows to both side aspects, quarry tiled flooring, opening to

### MORNING ROOM

12' 2" x 10' 6" (3.71m x 3.20m)

Exposed timber work, three wall light points, radiator, quarry tiled flooring, door to

### CONSERVATORY

11' 7" x 9' 8" (3.53m x 2.95m)

Exposed brick work, double glazed windows to rear aspect with fitted blinds, ceiling fan, seating area, tiled flooring, door to garden aspect.

### RECEPTION HALL

12' 6" x 11' 6" (3.81m x 3.51m)

Window to front aspect, stairs to first floor, wall light points, feature inglenook fireplace with exposed brick work and tiled hearth, under stairs storage cupboard, quarry tiled flooring.

### SITTING ROOM

19' 8" x 11' 8" (5.99m x 3.56m)

French doors opening to patio seating area, window to rear, wall light points, two radiators, central feature fireplace with timber surround and mantel over, quarry tiled hearth.





## INNER HALL

Window to front aspect, wall light point, tiled flooring, radiator, coats hanging area.

## STUDY

11' 8" x 9' 8" (3.56m x 2.95m)

Sash window to front aspect, ceiling spot lights, fitted in a range of bespoke office furniture incorporating desk unit, drawer units, cabinets and display shelving, radiator, walk in storage cupboard measuring 12' 9" x 3' 1" (3.89m x 0.94m) with lighting, shelving and radiator.

## DINING ROOM

13' 4" x 12' 7" (4.06m x 3.84m)

Window to front aspect, wall light points, exposed timbers, radiator, timber flooring.

## KITCHEN

16' 5" x 11' 7" (5.00m x 3.53m)

Two sash windows to rear aspect, ceiling spot lights, fitted in a bespoke hand made range of Oak base and wall mounted units, drawer cabinets and shelving, gas powered Aga, granite work surfaces, integrated bins, central island unit with Corian work surfaces and cut in drainer, one and a half bowl sink with mixer tap, integrated Bosch dishwasher, integrated Liebherr fridge/freezer, additional built-in Bosch larder fridge, under stairs storage cupboard, tiled floor, secondary stairs to first floor.



## UTILITY AREA

7' 7" x 7' 2" (2.31m x 2.18m)

Window to side aspect, fitted in a bespoke hand made range of Oak units with complementing granite work surfaces and cut drainer, sink unit with mixer tap, space and plumbing for washing machine, tiled flooring.

## CLOAKROOM

Window to side aspect, fitted in a two piece suite comprising low level WC, wash hand basin, radiator, cupboard with shelving, wall mounted central heating boiler, tiled flooring.

## FIRST FLOOR LANDING

Window to front aspect, exposed timber work, two radiators, wall light points, walk in airing cupboard housing hot water cylinder.

## PRINCIPAL BEDROOM

20' 9" x 12' 11" (6.32m x 3.94m)

Two windows to rear aspect, wall light points, built in wardrobe with hanging rail, steps down to

## DRESSING ROOM

7' 2" x 6' 9" (2.18m x 2.06m)

Double built in wardrobe with hanging, shelving and drawers, single built in wardrobe with hanging rail.

## EN SUITE SHOWER ROOM

Fitted in a three piece suite comprising low level WC, wash hand basin, shower cubicle with aqua boarding, tiled surrounds, radiator, light/shaver point.

## BEDROOM 2

13' 5" x 13' 1" (4.09m x 3.99m)

Sash window to front aspect, wall light points, radiator, central feature fireplace.

## BEDROOM 3

12' 8" x 10' 10" (3.86m x 3.30m)

A double aspect room with windows to front and side aspects, radiator.

## BEDROOM 4

11' 8" x 9' 3" (3.56m x 2.82m)

Sash window to rear aspect, wall light points, radiator, central feature fire place.

## FAMILY BATHROOM

11' 4" x 8' 9" (3.45m x 2.67m)

Window to front aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath, tiled surrounds, light/shaver point, radiator, exposed timbers.

## SECONDARY LANDING/SITTING AREA

9' 4" x 8' 8" (2.84m x 2.64m)

Sash window to rear aspect, wall light points, radiator.

## OUTSIDE

The gravel driveway provides off road parking for several vehicles accessing the **Detached Garage** with electric remote controlled door with power, lighting and window to side aspect. There is an additional **Outbuilding** divided into two areas, the first measuring 11' 4" x 9' 9" (3.45m x 2.97m) with power and lighting and the second measuring 23' 7" x 10' 9" (7.19m x 3.28m) with power, lighting and window to side aspect. There is also a **Detached Barn** with twin doors measuring 37' 6" x 19' 6" (11.43m x 5.94m).

## GARDENS

There are several seating areas, outside tap and lighting, areas of lawn, mature trees and a vast mix of specimen shrubs and planting, green house, fruit cage and the gardens are enclosed by brick walling.

## AGENTS NOTE

The property has access to all mains services and is a registered Grade II building.

## TENURE

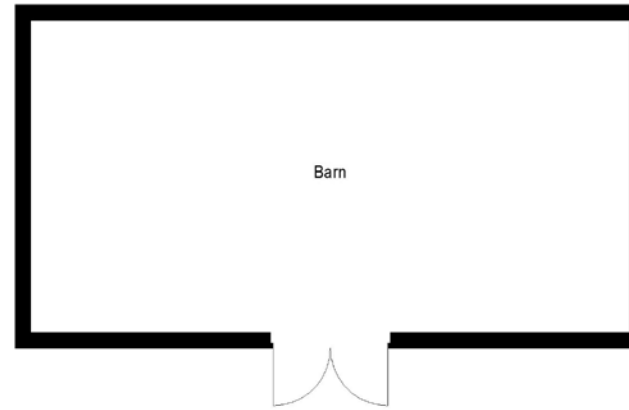
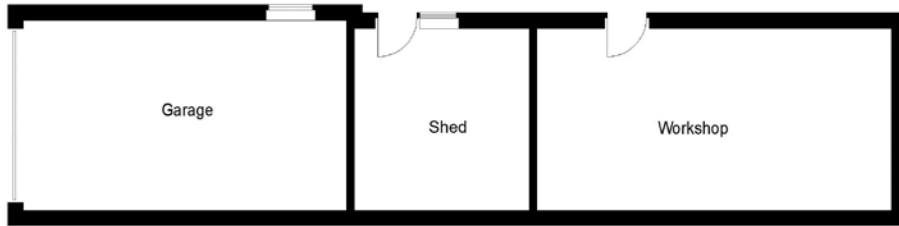
Freehold

Council Tax Band - F





Approximate Gross Internal Area = 264.3 sq m / 2845 sq ft  
 Outbuildings = 129.6 sq m / 1395 sq ft  
 Total = 393.9 sq m / 4240 sq ft



**Outbuildings**

(Not Shown In Actual Location / Orientation)



**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. (ID999622)  
 Housepix Ltd