



# HIGH GABLES

BUCKWORTH ROAD • ALCONBURY WESTON • PE28 4JX







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- Stunningly Presented Extended Family Residence
- An Impressive 37' x 33' Reception Room
- Re-Fitted Contemporary Kitchen
- Boutique Finishes Throughout
- Under Floor Heating On The Ground Floor
- Garaging And Workshop
- Heated Swimming Pool
- Half An Acre Gardens
- Wonderful Field Views
- Air Source Heat Pump With RHI
- No Forward Chain

This stunning extended individual residence occupies a wonderful semi rural location with fabulous open field views. Offering substantial yet versatile family accommodation the house is centred around an impressive 37' x 33' reception space incorporating a bespoke contemporary German kitchen featuring quartz work surfaces and high end appliances.

The property stands in private and mature grounds of approximately half an acre (stms) with panoramic countryside views. There is an oversized garage and workshop with ample parking provision for four to six vehicles.

To the rear is a lovely terrace leading down to the heated swimming pool with a surrounding sun deck. Solar panels assist with the heating costs.

Overall a super family home with amazing field views and offered with no chain.

**Peter  
Lane**  
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Guide Price £950,000

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### **INTEGRAL STORM CANOPY OVER**

Glazed Oak panel door to

### **ENTRANCE HALL/BOOT ROOM**

9' 0" x 8' 2" (2.74m x 2.49m)

Engineered flooring, exposed internal brickwork, glazed panel door to garden aspect, internal Oak panel door to Reception Hall, inner door to

### **GARAGE**

23' 0" x 10' 1" (7.01m x 3.07m)

Up and over door, power, lighting, two windows to side aspect, work benches and wall mounted cabinets.

### **RECEPTION HALL**

29' 11" x 13' 10" (9.12m x 4.22m)

Stairs to first floor, recessed lighting, walk in cloaks cupboard measuring 7' 3" x 2' 7" (2.21m x 0.79m), Boen engineered wood flooring with under floor heating.

### **WET ROOM SHOWER**

6' 10" x 5' 11" (2.08m x 1.80m)

Re-fitted in a contemporary three piece range of quality white sanitaryware comprising low level WC, oversized wall mounted vanity wash hand basin with drawer unit and mono bloc mixer tap, floor draining wet room shower with overhead shower unit and additional hand mixer shower, full Porcelanosa tiling, UPVC window to side aspect, recessed lighting, extractor, Porcelanosa flooring.





### UTILITY ROOM

8' 9" x 6' 11" (2.67m x 2.11m)

Aluminium framed double glazed window to rear aspect, cabinet storage concealing under floor heating manifolds, hot water cylinder and shelf storage.

### BEDROOM 5/RECEPTION ROOM

12' 0" x 10' 0" (3.66m x 3.05m)

UPVC window to front aspect, coving to ceiling, double wardrobe with hanging and shelving, Boen engineered wood flooring.

### STUDY/FAMILY ROOM

13' 9" x 10' 2" (4.19m x 3.10m)

UPVC window to front aspect, coving to ceiling, TV point, telephone point.

### SITTING ROOM/LIVING SPACE

37' 1" x 33' 2" (11.30m x 10.11m)

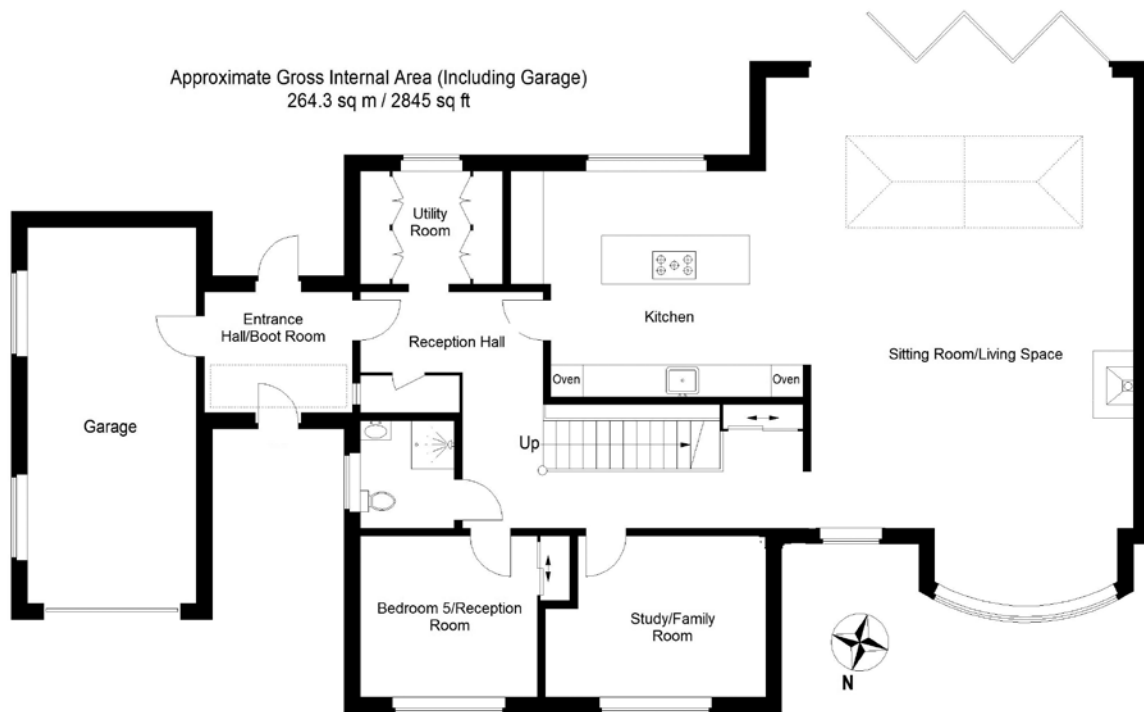
A stunning open plan contemporary space incorporating living areas, dining area and bespoke kitchen. A light double aspect space with UPVC bow window to front and additional window to front, and bi-fold doors accessing garden terrace to the rear, architectural lantern, recessed lighting, TV point, telephone point, under floor heating, a central Stovax wood burner with slate hearth, dimmer switch, central heating thermostat, Boen engineered wood flooring.

### KITCHEN

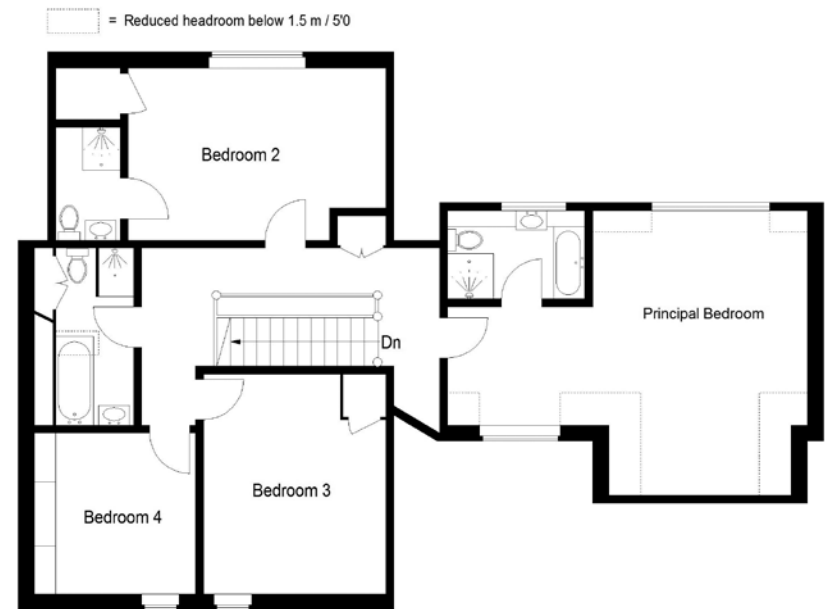
15' 7" x 13' 9" (4.75m x 4.19m)

Fitted in a bespoke contemporary range of base and wall mounted cabinets with Quartz work surfaces, inset stainless steel sink unit with mono bloc mixer tap, glass surrounds, a range of high end Siemens appliances incorporating combination microwave, warming drawer, conventional oven and five ring induction hob with ceiling mounted recessed extractor unit, central island incorporating drawers and pan drawers with three stool breakfast bar, sliding shelf larder units, larder fridge and freezer, fitted in a contrasting tones of grey and white cabinetry, window to rear aspect, Boen engineered wood flooring.





**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. (ID990693)

Housepix Ltd



## FIRST FLOOR GALLERIED LANDING

Eaves storage cupboard, exposed timber detailing, access to insulated loft space with ladder.

## PRINCIPAL BEDROOM

22' 1" x 17' 11" (6.73m x 5.46m)

Wall light points, vertical contemporary anthracite radiator and additional anthracite radiator, windows to rear aspect, offering interesting design elements and roof lines with exposed timber work, recessed lighting, window to front aspect.

## EN SUITE BATHROOM

9' 0" x 7' 8" (2.74m x 2.34m)

Fitted in a four piece contemporary white suite comprising double ended spa bath with mixer tap, anthracite heated towel rail, surface mounted contemporary sink unit with mixer tap, shaver point, low level WC, screened black framed shower enclosure with overhead shower unit and additional hand mixer shower, porcelain tiling, UPVC window to garden aspect, composite floor covering.

## BEDROOM 2

15' 9" x 10' 5" (4.80m x 3.17m)

UPVC window to garden aspect, walk in wardrobe with storage and shelving.

## EN SUITE SHOWER ROOM

6' 6" x 4' 9" (1.98m x 1.45m)

Fitted in a range of white sanitaryware comprising low level WC, pedestal wash hand basin with mixer tap and tiling, screened shower enclosure with independent shower unit fitted over, shaver point, composite flooring.

## FAMILY BATHROOM

10' 8" x 5' 10" (3.25m x 1.78m)

Velux window to side aspect, fitted in a four piece suite comprising surface mounted oval sink unit with mono bloc mixer tap, drawer units, storage, panel bath with hand mixer shower, double panel radiator, low level WC, screened shower enclosure with independent shower unit fitted over, eaves storage cupboard, vinyl floor covering, extensive ceramic tiling.

## BEDROOM 3

13' 5" x 10' 0" (4.09m x 3.05m)

UPVC window to front aspect, cast iron radiator, integral drawer units, cupboard storage.

## BEDROOM 4

10' 2" x 10' 0" (3.10m x 3.05m)

UPVC window to front aspect, wall mounted cast iron radiator, integral drawer units.

## OUTSIDE

The property stands in a generous plot approaching half an acre (stms). There is a private gated frontage enclosed by low brick walling and mature ornamental shrubs and trees. There is an expanse of lawn and an extensive gravel driveway giving provision for four to six vehicles. The gardens are primarily lawned with lighting and gated access extending to the rear. The side area is laid to granite chippings and neatly arranged with timber decking leading on to the poolside. There is a well maintained 10m heated swimming pool heated by solar panels with dedicated air sourced heat pump and a surrounding sun deck and a shed containing plant room. The pool deck leads down to an area of lawn with mature trees and a neatly tended vegetable preparation area. The vegetable beds are edged in timbers with a central timber arbour and green house. The property is surrounded by rolling countryside and open meadows. There is a raised terrace finished in porcelain tiling to the rear of the kitchen with mature hedgerow screening to the westerly boundary.

## AGENTS NOTE

The property has an Air Source Heat Pump with a domestic renewable heat incentive (RHI) and is fully transferrable to the new owner who will receive approximately £460.00 per quarter for the next six years.

The property is served by a septic tank.

## TENURE

Freehold

Council Tax Band - F







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