

# THE FORGE

15 HIGH STREET • ALCONBURY • PE28 4DS









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- Charming Detached Cottage
- Four Bedrooms
- Luxurious Family Shower Room
- Stunning Open Plan Living
- High End Kitchen With Integrated Appliances
- Multi Fuel Stove And Under Floor Heating
- Tastefully Extended And Modernised
- Family Room And Study
- Gated Parking And Generous Private Plot
- Home Office And A Range Of Outbuildings
- Short Walk To Village Shop And Primary School
- Excellent Transport Links

The property is set back from the road behind a five bar gate which opens to the extensive driveway providing ample parking. Internally there is limestone flooring to the entrance hall, living/kitchen and dining areas with under floor heating and multi fuel stove. The bespoke fitted kitchen has branded integrated appliances, granite work surfaces and a stunning roof lantern. There are also two further reception rooms, shower room, bathroom and utility room. The principal bedroom has a vaulted ceiling and remote controlled lighting.

Centrally located in the heart of the village there is a good range of local amenities including post office/village store, doctors surgery, primary school, pub and a sports and social club. The nearby historical market town of Huntingdon offers a full range of services which include supermarkets, shops, schools, hospital and main line station to London Kings Cross as well as easy access to the A1 and A14.

Viewing is highly advised.

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Guide Price £700,000

**Huntingdon branch: 01480 414800**  
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## SOLID TIMBER DOOR TO

## RECEPTION HALL

Recessed downlighters, radiator, limestone flooring, bespoke Oak stairs to first floor, exposed timbers, under stairs storage recess.

## CLOAKROOM/SHOWER ROOM

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC, wash hand basin, shower cubicle, complementing tiling, recessed down lighters, extractor fan, heated towel rail, tiled flooring.







## LIVING/KITCHEN/BREAKFAST ROOM

20' 9" x 19' 8" (6.32m x 5.99m)

A triple aspect room with triple glazed windows to front and rear elevations, double glazed bi-fold doors to side elevation, bespoke kitchen fitted in a range of base and drawer units with complementing granite work surfaces and up-stands, double inset Carron granite sink with taps over, space for range style cooker with decorative chimney recess with inset Neff extractor hood over, integrated Fisher and Paykel dual dishwasher and wine cooler, integrated Neff fridge and freezer, central roof lantern, laser HD ceiling suspended projector and remote HDI 72" drop down screen, exposed chimney breast with inset double sided multi fuel burner, recessed down lighters, limestone flooring with under floor heating, exposed timber work to ceiling.

## DINING AREA

13' 1" x 7' 10" (3.99m x 2.39m)

Double glazed window to front aspect, central exposed brick built chimney feature with inset double sided multi fuel burner, exposed timber work, limestone flooring with under floor heating.

## FAMILY ROOM

12' 11" x 12' 7" (3.94m x 3.84m)

Double glazed window to front aspect, radiator, Oak flooring, exposed brick built fireplace with inset multi fuel burner and tiled hearth, wall light points, exposed timbers.



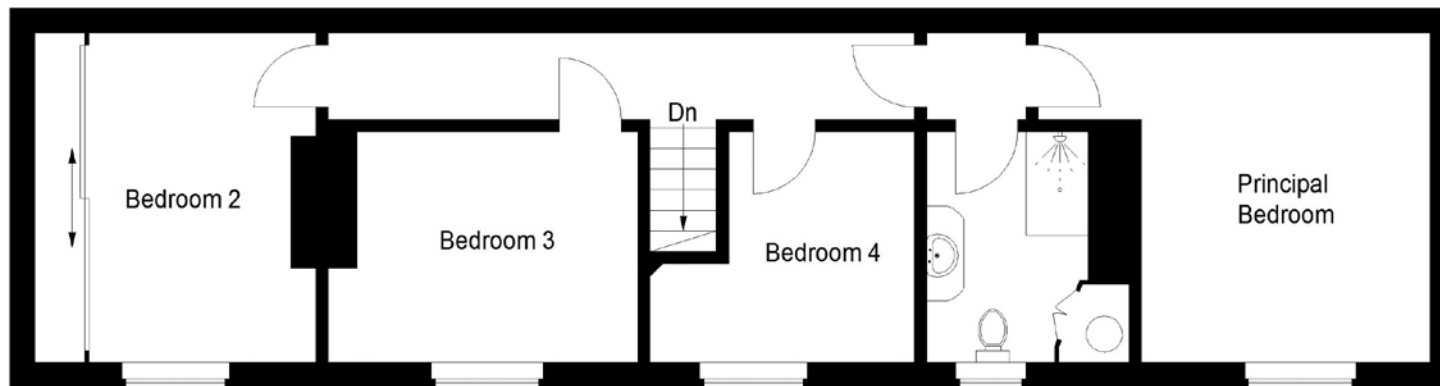
## INNER HALL

Double glazed window to front aspect, Oak flooring, airing cupboard housing hot water cylinder and shelving.

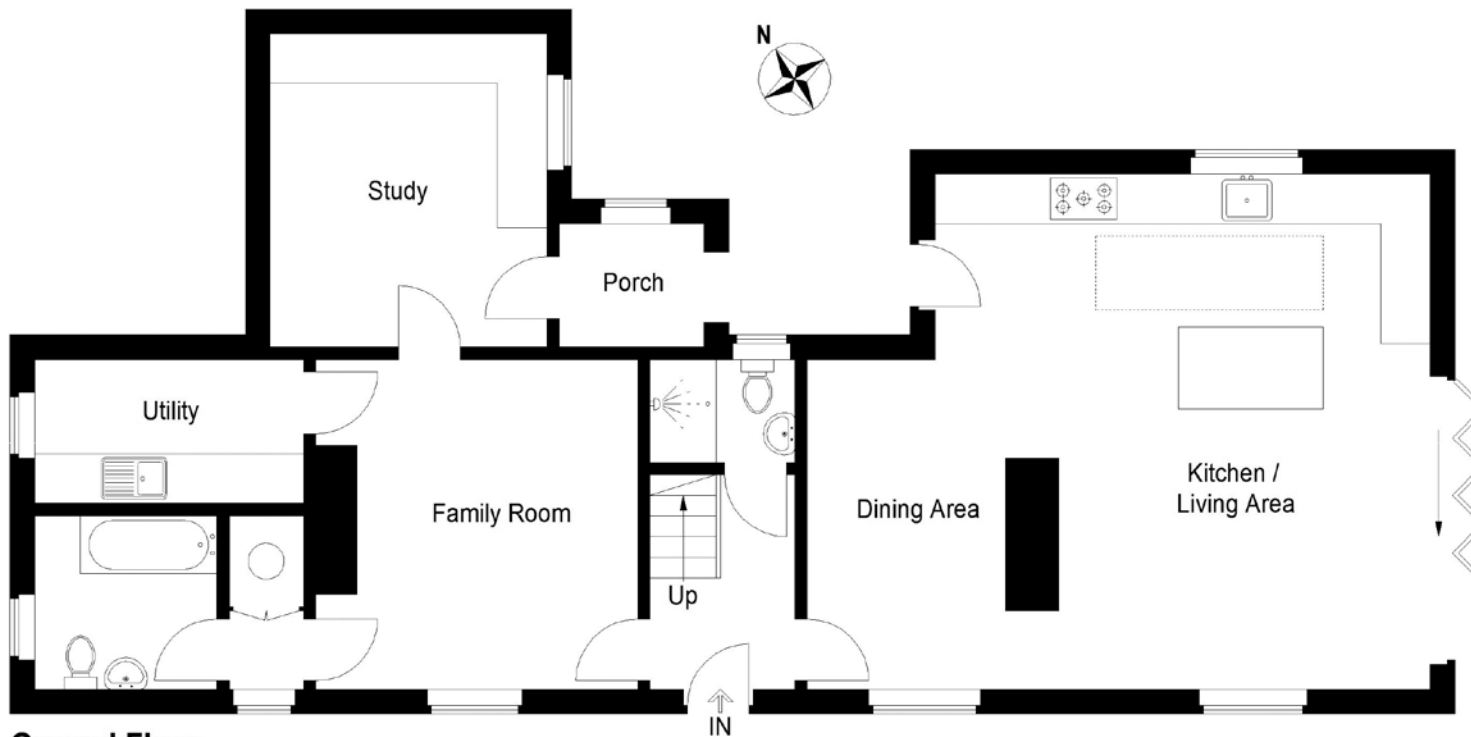
## GROUND FLOOR BATHROOM

Double glazed window to side aspect, fitted in a three piece suite comprising low level WC, wash hand basin, roll top bath with drench style shower head over and mixer shower attachment, shower screen, complementing tiling, recessed down lighters, extractor fan, heated mirror, vertical radiator, granite tiled flooring with under floor heating, exposed timbers.

Approximate Gross Internal Area (Excluding Porch)  
160.4 sq m / 1727 sq ft



**First Floor**



**Ground 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. (ID995478)

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## UTILITY ROOM

Double glazed window to side aspect, fitted in a range of base and wall mounted units with solid Beech work surfaces, Butler style sink with mixer tap, space and plumbing for washing machine, spaces for tumble dryer and fridge freezer, radiator, tiled flooring.

## STUDY

12' 8" x 11' 11" (3.86m x 3.63m)

Double glazed window to side aspect, recessed down lighters, radiator, door to **Storm Porch**.

## FIRST FLOOR LANDING

Oak flooring, recessed down lighters.

## PRINCIPAL BEDROOM

13' 3" x 11' 8" (4.04m x 3.56m)

Sloping ceiling, double glazed window to front aspect, vaulted ceiling, exposed timber work, cast iron radiator, remote controlled lighting.

## EN SUITE SHOWER ROOM

Double glazed window to front aspect, fitted in a three piece suite comprising low level WC, vanity wash hand basin with marble counter tops, double shower cubicle with Burlington rainfall and drench style shower head over, additional hand held shower unit, recessed down lighters, extractor fan, wall mounted vanity unit with heated mirror, integrated blue tooth speakers, Victorian style radiator, Moroccan style ceramic flooring, airing cupboard housing hot water cylinder.

## BEDROOM 2

11' 6" x 11' 1" (3.51m x 3.38m)

Double glazed window to front aspect, recessed down lighters, radiator, wood flooring, wardrobes with sliding doors, hanging and shelving.

## BEDROOM 3

11' 9" x 8' 7" (3.58m x 2.62m)

Double glazed window to front aspect, radiator, exposed floor boards.

## BEDROOM 4

10' 8" x 8' 6" (3.25m x 2.59m)

Double glazed window to front aspect, radiator, wood flooring.

## OUTSIDE

The property is accessed via a timber five bar gate leading on to the gravel driveway providing extensive off road parking. The front garden is laid to lawn with mature hedging and trees, outside seating and entertaining areas. To the rear of the property there is an extensive paved seating area, outside tap and lighting, raised beds, well stocked borders and a **Home Office** measuring 11' 10" x 11' 6" (3.61m x 3.51m) with roof light, double glazed door, power and lighting. There is a **Workshop** measuring 20' 6" x 13' 1" (6.25m x 3.99m) with power and lighting and a **Storage Shed** measuring 10' 8" x 10' 1" (3.25m x 3.07m) with power and lighting.

## TENURE

Freehold

Council Tax Band - E







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