



9 THE GREEN

BRINGTON • PE28 5BP



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A truly impressive, detached village residence, superbly positioned within this genuinely sought-after small development of quality homes and enjoying delightfully landscaped, south-facing gardens.

The original specification featured high quality fittings and an outstanding standard of finish, including oak internal doors and a stunning kitchen/breakfast/dining room, and the property has been considerably further upgraded, enhanced and improved by the owners with the addition of Kahrs oak flooring extending through the hallway and family room/playroom, polished Porcelanosa tiles to guest cloakroom, kitchen and utility, new central island unit with hardwood counter and the installation of solar panels and air-source heat pump for efficiency and economy.

In brief, this fine home offers a generous 2,150 square feet of accommodation, perfectly planned for entertaining, for homeworking and for the growing family, with welcoming reception hall, guest cloakroom, living room with wood burning stove and French doors to the landscaped garden, versatile family room, stunning fully fitted kitchen/breakfast room with bi-fold doors opening onto the garden terrace, and a separate laundry/utility room.

The first-floor galleried landing provides access to the five comfortable bedrooms – four of which are excellent doubles; both the principal bedroom and bedroom two feature a full range of fitted wardrobes and an en suite shower, and bedroom five is currently configured as a home office. The well-appointed family bathroom offers twin basins and bath with shower over. Extensive car parking is available to the front of the large double garage, which also features an EV charging point.

The growing village of Brington lies approximately half a mile north of the A14 dual carriageway. The village has become increasingly popular in recent years, due to its fast road networks to both East and West. The village has a pleasant blend of properties ranging from large modern executive homes through to period dwellings. The properties are well spaced, and the village does benefit from a number of attractive wooded areas. The Primary School has an excellent reputation within the area, having approximately 100 pupils and has additional day care for the pre-school children. It serves Hinchingsbrook School in Huntingdon as its Secondary School. Some of the top private schools in the country within a few miles (Oundle, Kimbolton, Oakham and Uppingham are not far away).

The A1 is about 8 miles Southeast giving excellent dual carriageway access both north and south and to the newly upgraded A14 and the M11 beyond. An excellent main line commuter train service to London's Kings Cross is available at Huntingdon (approximately 10 miles) and St Neots (approx. 14 miles). Cambridge is around 28 miles away.

It is also conveniently located for easy access to airports, Luton, Birmingham, London City as well as Heathrow. Private airports can be found at an easy distance with Cambridge and Sywell being nearest.

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CANOPY PORCH

Composite front door with glazed panels and twin coach lamps.

RECEPTION HALL

Oak flooring, radiator, built-in storage cupboard, recessed ceiling downlighters, oak panelled doors to all rooms (double opening to living room). Staircase to first floor galleried landing.

GUEST CLOAKROOM

Suite comprising vanity unit with basin, mixer tap and cupboard below, close-coupled WC. Porcelanosa tiled floor, attractive panelling to half-height, radiator, recessed ceiling downlighters.

SITTING ROOM

Fireplace recess with granite hearth housing wood burning stove, oak, two radiators. Window to front and French doors opening onto the rear garden.

FAMILY ROOM

Oak flooring, radiator, windows to front and side elevations.

KITCHEN/BREAKFAST ROOM

A stunning room offering wonderful entertaining space with bi-fold doors opening onto the garden patio.

Superbly fitted with extensive Silestone quartz counters and upstands, Butler sink with Quooker hot tap and a comprehensive range of painted cabinets with concealed lighting, contrasting central island with hardwood counter incorporating breakfast bar and appliances to include twin Smeg ovens, 5 ring Smeg induction hob with extractor hood, integrated Bosch dishwasher, full height Liebr BioFresh fridge and matching freezer. Porcelanosa tiled floor with underfloor heating, kick-space lighting, recessed ceiling downlighters.

LAUNDRY/UTILITY ROOM

Fitted to complement the kitchen with Silestone countertop and under-counter mounted sink, base and wall cabinets, plumbing for washing machine and space for dryer, Porcelanosa tiled floor, door to outside.

FIRST FLOOR GALLERIED LANDING

Shelved airing cupboard housing mains pressure cylinder, radiator, access to loft space. Oak panelled doors, window to rear elevation.

BEDROOM ONE

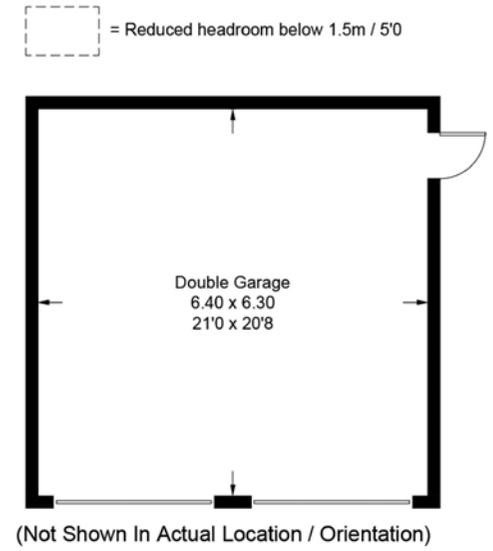
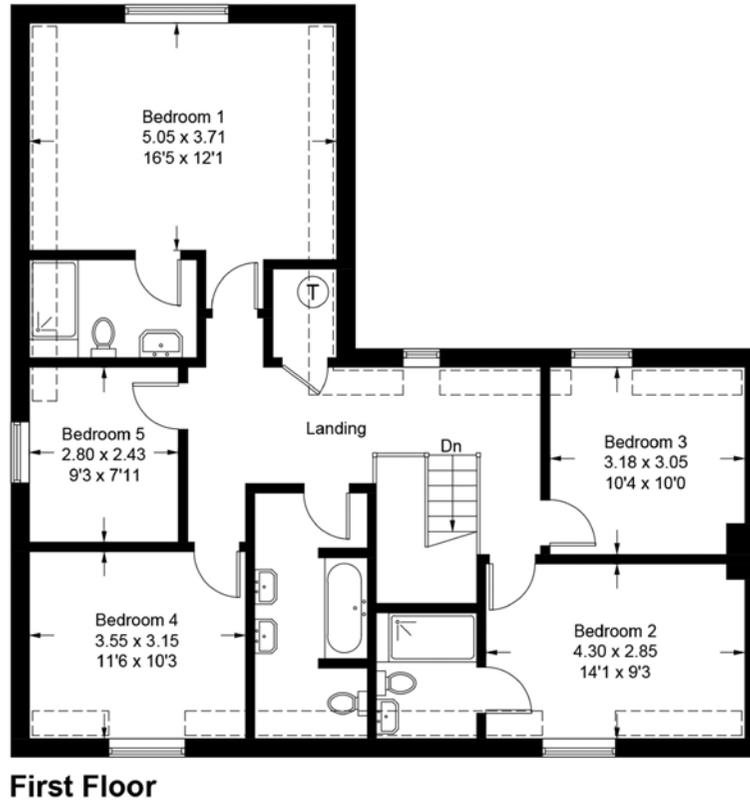
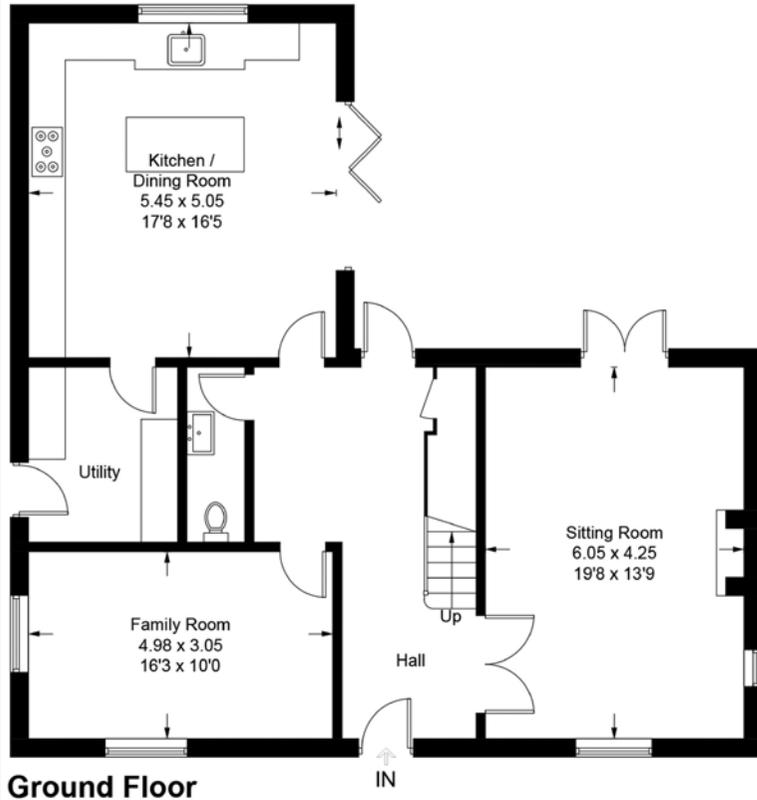
Range of fitted furniture to include full-height wardrobes with hanging and shelf space, dressing table, shelving and pelmet lighting. Radiator, window to rear.

EN SUITE SHOWER ROOM

White suite comprising tiled double shower enclosure with thermostatically controlled Monsoon and hand shower fittings, pedestal washbasin with splashback and full-width mirror, close-coupled WC. Karndean flooring, radiator/towel rail, recessed ceiling down lighters, extractor fan.



Approximate Gross Internal Area = 199.8 sq m / 2151 sq ft
Double Garage = 40.3 sq m / 434 sq ft
Total = 240.1 sq m / 2585 sq ft



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. (ID947015)
Housepix Ltd



BEDROOM TWO

Range of full-height wardrobes with hanging and shelf space, dressing table/desk unit. radiator, window to front.

EN SUITE SHOWER ROOM

White suite comprising tiled double shower enclosure with thermostatically controlled Monsoon and hand shower fittings, pedestal washbasin with splashback and mirror, close-coupled WC. Karndean flooring, radiator/towel rail, recessed ceiling down lighters and extractor fan.

BEDROOM THREE

Radiator, window to rear.

BEDROOM FOUR

Radiator, window to front.

BEDROOM FIVE

Radiator, window to side.



FAMILY BATHROOM

White suite comprising panelled bath with independent shower over, tiled surround and glazed screen, twin wall-hung basins with tiled splashback and vanity mirrors, close-coupled WC. Karndean flooring, radiator/towel rail, recessed ceiling downlighters, extractor.

OUTSIDE

Attractive frontage with neat hedge boundary. Block paved driveway providing ample car standing and access to the double garage. Gated access to the delightfully landscaped rear garden, enclosed by close boarded fencing and offering a recently extended Indian sandstone patio, lawned area with circular beds, a variety of fruit trees including apple, pear and plum, sun patio with pergola and climbing grape vine, brick barbeque, raised vegetable beds and bespoke greenhouse.

Outside lighting and water supply.



DOUBLE GARAGE

Twin up and over doors with glazed panels, power and light, eaves storage space, personal door.

ADDITIONAL FEATURES

Solar panels - installed Jul 2022
 Air source heat pump - installed Mar 2022
 - RHI payments, £320per quarter until 21/03/2029, increasing with CPI each year.
 Upgraded 300L hot water cylinder.
 MyEnergi Zappi Type2 EV charger.
 2 zone wireless thermostat controllers.

AGENT'S NOTES

The development encompasses attractive communal amenities, including the central green, tennis court and children's play area for which an annual charge is levied, believed to be in the region of £430 biannually.
 Peppercorn Rent charge of £1 pa until 2037.
 The property has an alarm system.



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