



**35 HILL PLACE**  
**BRINGTON • PE28 5BQ**







# 35 HILL PLACE

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### KEY FEATURES

- Imposing, Double Fronted Detached Home.
- Superior Plot on Sought-After Development.
- Comfortable, Dual-Aspect Lounge.
- Fabulous Orangery with Extensive Glazing.
- Fully Fitted Kitchen Area with Granite Counters and Integrated Appliances.
- Three Double Bedrooms including Master with Dressing Area and En Suite.
- Spacious Reception Hall with Guest Cloakroom/WC.
- Practical, Well-Appointed Utility Room.
- Large Garage and Off-Road Parking.
- Attractively Landscaped Garden.
- Convenient for Access to Major Road and Rail Links.

The growing village of Brington lies approximately half a mile north of the recently upgraded 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 Hinchbrook 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 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 such as Luton, Stansted and East Midlands.

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Guide Price £525,000

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## THE PROPERTY

A fine home of undoubted quality and excellent proportions, situated to the front of a superior plot within this genuinely sought-after location.

The property has been recently further improved by the owners with the addition of a wonderful orangery - with extensive glazing including large roof lantern - which extends from the already stunning kitchen, offering delightful views over the landscaped gardens. The exceptional accommodation also offers three double bedrooms, including master with dressing area and en suite, dual-aspect lounge with French doors to garden, plus laundry/utility, family bathroom and spacious reception hall with guest cloakroom.

The property features an imposing double-fronted style with attractive brick elevations and offers all the modern design advantages of spaciousness, superior insulation and energy efficiency, and will satisfy the needs of the most discerning house buyer.



## CANOPY PORCH

With two exterior coach lamps. Part-glazed composite entrance door.

## RECEPTION HALL

Polished porcelain floor tiles, radiator with decorative cover, built-in storage cupboard, recessed ceiling downlighters. Oak doors to all rooms. Turning staircase to first floor.

## GUEST CLOAKROOM

White suite comprising vanity basin with mixer tap and storage cupboard, WC. Tiled floor, wall-panelling to half-height, radiator, extractor.

## SITTING ROOM

5.70m x 4.00m (18' 8" x 13' 1")

Dual aspect room with window to front elevation and French doors to garden. Feature fireplace with 'Adam' surround, radiator, pendant lighting.

## KITCHEN/BREAKFAST ROOM

5.70m x 4.20m (18' 8" x 13' 9")

Superbly fitted to feature extensive granite counters and upstands, Butler sink with mixer tap and a comprehensive range of painted cabinets with concealed lighting, integrated appliances to include twin ovens, ceramic hob with stainless steel and glass extractor hood, integrated dishwasher and 'fridge and freezer, granite topped central Island incorporating breakfast bar and storage units, polished porcelain floor tiles and underfloor heating, kick-space lighting, recessed ceiling down lighters. Windows to front and side and opening to:

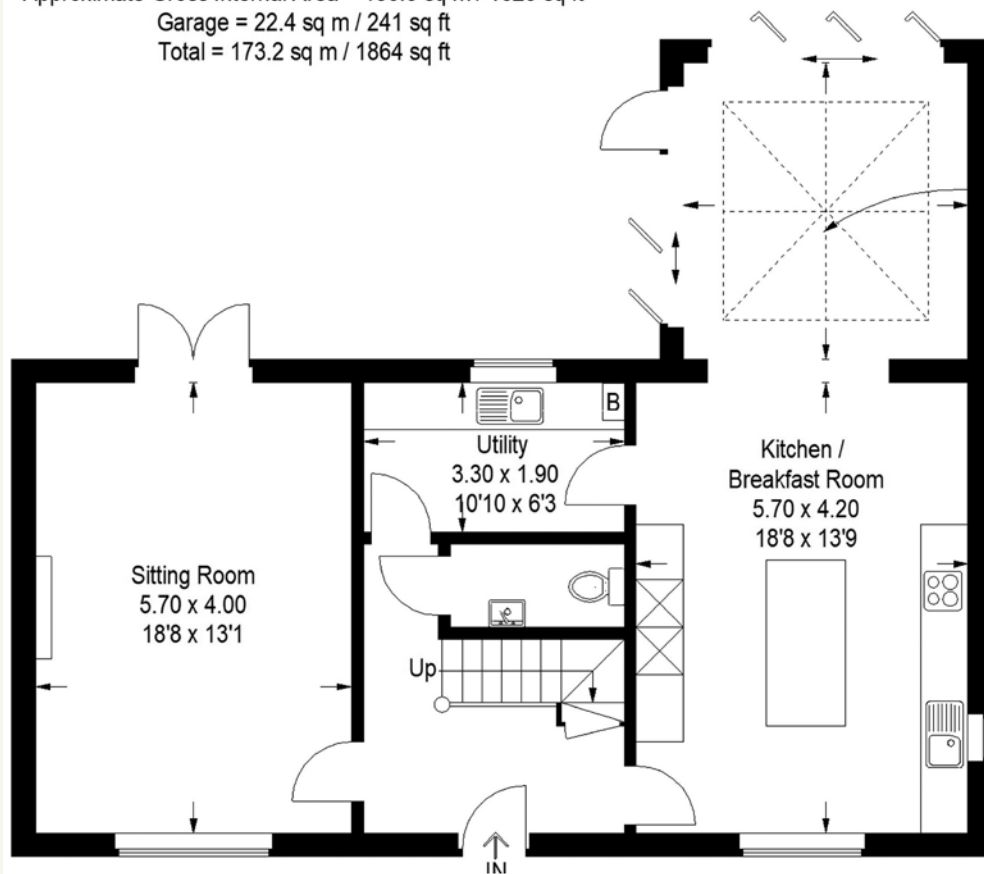
## ORANGERY

3.75m x 3.60m (12' 4" x 11' 10")

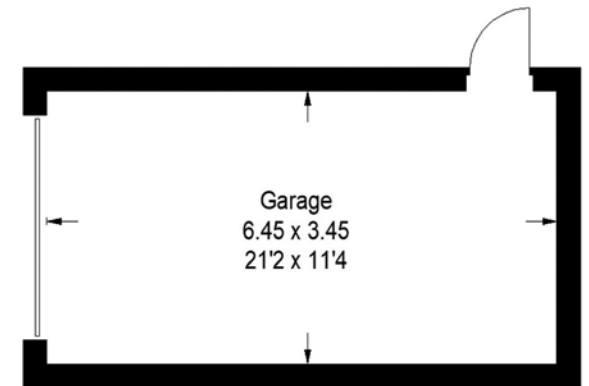
With extensive glazing including roof lantern and two sets of bi-folding doors opening onto the rear garden and terrace. Porcelain floor tiles and underfloor heating, recessed ceiling downlighters.



Approximate Gross Internal Area = 150.8 sq m / 1623 sq ft  
 Garage = 22.4 sq m / 241 sq ft  
 Total = 173.2 sq m / 1864 sq ft



**Ground Floor**



(Not Shown In Actual  
Location / Orientation)



**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. (ID 842616)  
 Housepix Ltd



## UTILITY ROOM

3.30m x 1.90m (10' 10" x 6' 3")

Fitted to complement the kitchen with granite counter, inset sink and drainer, plumbing for washing machine and space for tumble dryer, oil-fired central heating boiler, porcelain floor tiles, radiator, window to rear.

## FIRST FLOOR GALLERIED LANDING

Window to front, radiator. Airing cupboard with mains pressure cylinder. Oak doors to all rooms.

## MASTER BEDROOM

4.26m x 3.20m (14' x 10' 6")

Radiator, window to front.

## DRESSING AREA

2.56m x 2.40m into wardrobe (8' 8" x 7' 10")

Range of full height fitted wardrobes. Radiator, window to rear.

## EN SUITE SHOWER

White suite comprising tiled double shower enclosure with 'Monsoon' and hand shower fittings, pedestal washbasin with splashback and mirror, close-coupled WC. Karndean flooring,

radiator/towel rail, recessed ceiling down lighters, extractor fan.

## BEDROOM TWO

4.00m x 2.84m (13' 1" x 9' 4")

Radiator, window to front.

## BEDROOM THREE

4.00m x 2.80m (13' 1" x 9' 2")

Radiator, window to rear.

## FAMILY BATHROOM

White suite comprising bath with tiled surround, independent shower fitment and glazed screen, pedestal washbasin with splashback and vanity mirror, close-coupled WC. Karndean flooring, radiator/towel rail, recessed ceiling down lighters, window to rear.

## OUTSIDE

Neat frontage with established shrub border and pathway to front door. Block paved driveway providing off-road parking and leading to garage with outside lighting. Gated access to the large and attractively landscaped rear

garden, enclosed by close - boarded fencing and featuring an excellent expanse of lawn, recently laid Sandstone terrace, well-stocked flower and shrub borders and raised sun-trap deck. Outside lighting, plug points and water supply, oil tank with willow screen.

## GARAGE

6.45m x 3.45m (20' 8" x 11' 2")

Up and over door, light and power.

## BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.





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