

1The Paddocks

Offord D'Arcy, Cambridgeshire PE19 5GE



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Spectacular Views from Individually Designed Village Home, Nestled In The Picturesque Cambridgeshire Village of Offord D'Arcy

A contemporary, 3500 square feet, 4-double bedroom home set in three-quarters-of-an-acre of its own peaceful gardens and looking over miles of the beautiful open countryside surrounding Cambridgeshire's Offords. With a gym, double garage, car port and driveway parking for numerous cars, not to mention bedrooms and bathrooms both upstairs and downstairs, The Paddocks is thoughtfully designed to suit young and old. With the village's great connectivity, it's as perfect for retirees as for busy commuters.

It's as if they designed the road and rail networks to leave Offord D'Arcy in peace yet provide quick access to major towns and cities via the A1, A14, and A428. The village is 4 miles equidistant of St Neots and Huntingdon Railway Stations, with the fastest trains to London taking just 40 minutes. Cambridge, with its vibrant cultural scene and range of amenities, is only 30 minutes away.

Offord D'Arcy and Offord Cluny, though having different names, have merged into a single parish with the same council, the same Morrison's village store and the same ancient church. You can still cross the road from your new home to visit the impressive, medieval Church of St Peter's, next to the Manor House beyond the field, but don't wait for mass there - you will only find services held at All Saints further along the road. The village hall, next to the church, hosts many events for the friendly community, as well as a wide range of clubs and societies from Women's Institute to Senior Citizens, from yoga to karate.

Children are well catered for at the recreation ground and multi-sports area. The lovely, little primary school, 500 yards from your front door, was rated 'Outstanding' in key areas by Ofsted. Buses take older children to Huntingdon's Hinchinbrooke Secondary, and the prestigious private school at Kimbolton is less than 10 miles away.

Villagers take pride in their Millenium Green, with its pond and play park, and love the Horseshoe, their freehouse inn and restaurant. As well as other pubs in the area, everyone has pulled together to help it recover from a recent fire. Moreover, your dog will enjoy taking you on rambles across the countryside, not least to historic Buckden and the River Great Ouse. There's something for everyone in the family, two legs or four, in The Offords.



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AT A GLANCE – 3,500 Sq.Ft. / 0.75 acres

4 bedrooms, 3 bath/shower rooms – as follows:

Ground floor:

- Double bedroom, with built-in wardrobe and adjoining bathroom (with bath, separate shower and twin bowl vanity unit) / Range of built-in handleless wardrobes/cupboards near bedroom / Double bedroom, with built-in wardrobe and Wet room
- Kitchen/Breakfast room, with Island (stool seating); Undermounted 1.5 bowl Blanco sink; Neff integrated dishwasher; Neff induction hob and ceiling hood; Neff built-in hide & slide oven, combi oven and warming drawer; Neff integrated fridge/freezer; Wine cooler (by discussion) / Various pull-out interiors, including bin system / Open to:
- Dining room, with 2 sets of sliding glass doors to terrace
- Entrance hall, open to porch and to kitchen / Utility Room

First floor

- Sitting room, with 2 sets of French doors to Balcony (with spiral staircase to garden) at the back and sliding doors to Juliet balcony at the side / Open to: Coffee/Library area (bookshelves by discussion)
- Main double bedroom, with Air conditioning unit, Sliding door wardrobes and adjacent Shower room / Smaller double bedroom
- Top floor loft conversion - Study/Games area
- Mains gas central heating (Worcester boiler) to underfloor heating on ground and first floors (electric underfloor heating in dining room) / Double-Glazed throughout / Security system, including Ring doorbell and cameras
- Gardens, with shed / Gym / Garage and Car port / Driveway parking for numerous cars

FURTHER FACTS & FIGURES

- BT fibre 2 broadband connectivity / Council tax band: G / EPC rating: C
- St Neots and Huntingdon Railway Stations: approx. 4.5 miles – fast trains to London: 40 minutes / Cambridge: 20 miles
- Offord Primary School – 600 yards / Morrison's Village Store – 700 yards / The Horseshoe Inn: 350 yards / Playing fields and multi-sports area



Sweep between two magnificent linden trees along a copper beech-lined, gravelled drive shared with just one other impressive house. Your land to the side is dotted with blossoming apple, cherry and plum trees, with magnificent beech and beautiful weeping silver birch welcoming you to your peaceful, completely private slice of rural England.

Somehow, you don't expect to come across such a substantial, modern house. But your new home is full of surprises. Climb the glass-sided staircase to the amazing, wood-floored, vaulted-ceilinged sitting room, with its impressive V-beam structure painted in-keeping with the natural light-filled, contemporary feel that runs throughout the house. Glass doors slide open on two sides, with twin sets at the back of the house onto a balcony that makes you feel as if you're on holiday in a luxury hotel.

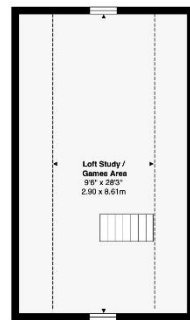
A balcony that's at once the perfect place for a summer's evening nightcap and for morning coffee, gazing over miles of open countryside. Your main bedroom on this floor, with its air-conditioning and adjoining shower room, has a similar view to wake up to – an inspiring start to the day.

The exciting, vaulted-ceilinged room on the second floor, leading from the library area, stretches the entire depth of the house. Brilliant as an office, if the views don't prove too distracting, although children of the family may have competing ideas for the space.

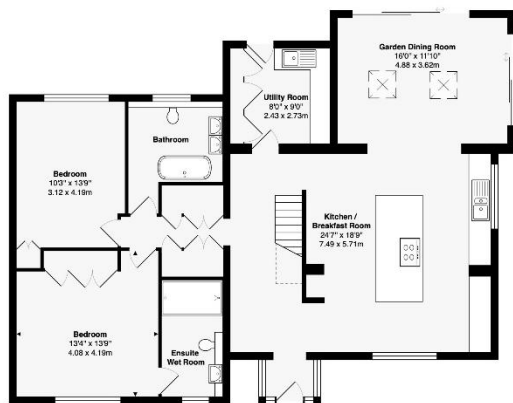
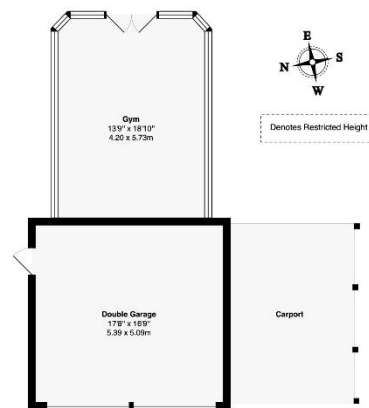
If you've had enough of climbing stairs, though, you have no need to at the Paddocks. Your only difficulty is deciding which of the ground floor bedrooms you prefer, both with either a stylish wet room or an adjoining bathroom, the latter with shower, freestanding bath and twin-bowl vanity.

Cook with high-end appliances housed in Dekton-topped, concrete-style, handleless furniture; breakfast at the island; relax on the sofa with bottle plucked from the wine cooler; and entertain friends to dinner – all in one, spacious, open-plan area, with warm floors underfoot in winter and two sides that open to the slate terrace come summertime. And to a wonderfully private, landscaped garden, designed for year-round interest, with waves of colour alive with pollinators, the air filled with birdsong, and a wooded area waiting for children to climb the black walnut and hazelnut trees. What a place!

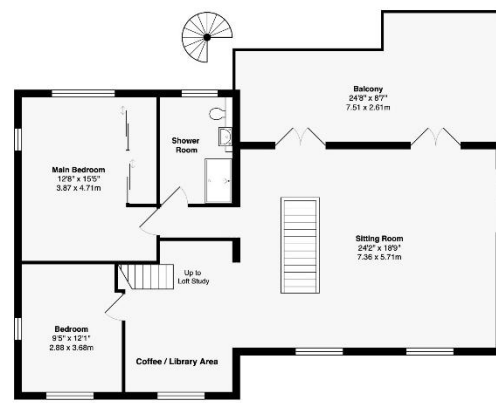




Second Floor



Ground Floor



First Floor

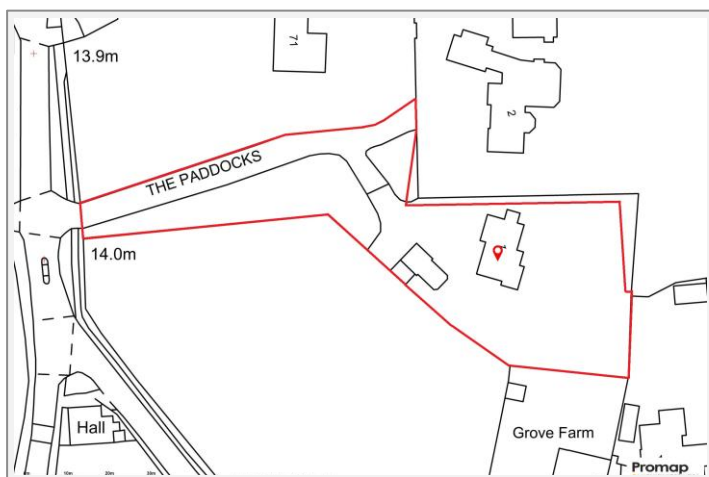
Area of House: 2809 ft² ... 261 m² (excluding balcony)
Area of Gym and Double Garage: 563 ft² ... 52.3 m²
Total Area: 3372 ft² ... 313.3 m²

This brochure, including the boundary and floor plans (not to scale), is a guide only and nothing within it forms part of an offer or contract. All dimensions are approximate.

ARTISTRY
PROPERTY AGENTS

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To discuss this unique home or one you wish to sell, please contact us.

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