



ROSE VILLA
GAMLINGAY



Rose Villa, Little Heath, Gamlingay, Cambridgeshire.
SG19 3LL.

COUNTRY PROPERTIES
PART OF HUNTERS
EXCLUSIVE



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Freehold
£975,000

Country Properties are delighted to offer to the market a newly constructed and particularly spacious, high specification, 4 double bedroom barn style home located in the popular village of Gamlingay. Rose Villa is the first and largest of a small development of similar barn style new builds that have been designed and finished to a very high standard throughout. Offering in the region of 2454 sq ft of accommodation, underfloor heating via air source heat pump, photovoltaic cells, triple glazed windows, BioDisc treatment system drainage, and Mechanical Ventilation with Heat Recovery (MVHR). This fantastic executive home provides all the benefits of a large residential home without the compromises in terms of energy usage and heating costs. Rose Villa sits at the head of the site with its own parking area and private gardens to the front of the property.





Ground Floor

Entrance Hall

Stairs to first floor, large coat/shoe storage cupboard, dual aspect with window to rear x 2 and window to front, external door to rear, doors to:

Cloakroom

W.C, wash hand basin, heated towel rail.

Kitchen/Dining Room

42' 6" x 18' 5" (12.95m x 5.61m)

Vaulted ceiling with 4 x Velux windows, sliding doors to front garden, window to front aspect and full length window to front aspect x 2, bespoke fitted kitchen with range of wall mounted and base level units with quartz work surface over and double butler sink, integral double oven/grill, fridge, dishwasher. Central island with base level units and quartz work surface over, integral induction hob with rising charcoal extractor, cupboard housing hot water cylinder and underfloor heating manifolds and controls, door to:

Utility

5' 8" x 7' 7" (1.73m x 2.31m)

Window to front aspect, base level and wall mounted units, integral freezer, space for washing machine and tumble dryer.

Lounge/Snug

17' 7" x 18' 4" (5.36m x 5.59m)

Window to front aspect x 2.

Bedroom 4/Home Office

13' 9" (max) x 15' 6" (4.19m x 4.72m)

Dual aspect with window to front and full height window to side x 2, door to:

En-Suite

Window to front aspect, wash hand basin, W.C.

First Floor

Landing

Radiator, Velux window and window to rear aspect, doors to:

Bedroom 1

14' 7" x 15' 7" (4.45m x 4.75m)

Radiator, dual aspect with window to side and window to front, door to:

En-Suite

Velux window to front, W.C, wash hand basin x 2, heated towel rail, double shower.

Bedroom 2

16' 8" x 9' 5" (5.08m x 2.87m)

Radiator, Juliet balcony to front aspect, built-in storage cupboards x 2, raised loft storage cupboard, door to:

En-Suite

W.C, wash hand basin, heated towel rail, double shower.



Bedroom 3

9' 6" x 16' 1" (max) (2.90m x 4.90m)

Window to front aspect, radiator, door to:

En-Suite

Bath with shower over, W.C, wash hand basin, Velux window to rear.

External

Front

Garden and parking area to front.

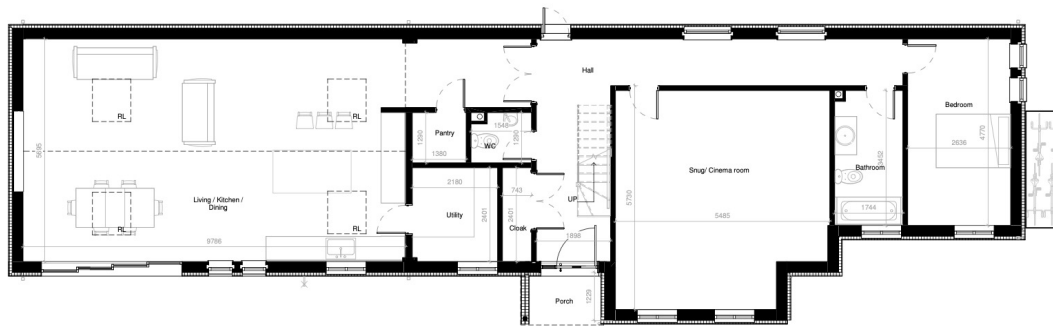
DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Gamlingay

Gamlingay is a pretty, well appointed village in South Cambridgeshire, located within an approximate 40 minute drive of Cambridge and within easy access to railway stations at Sandy and Biggleswade. The village has many amenities to include local supermarkets, doctors, pharmacy and post office. There are plenty of leisure pursuits and fabulous countryside walks to be enjoyed and the local restaurants and pubs are popular. There is also a village primary school and the schooling is within the catchment area for Comberton secondary school and sixth forms.



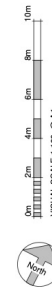
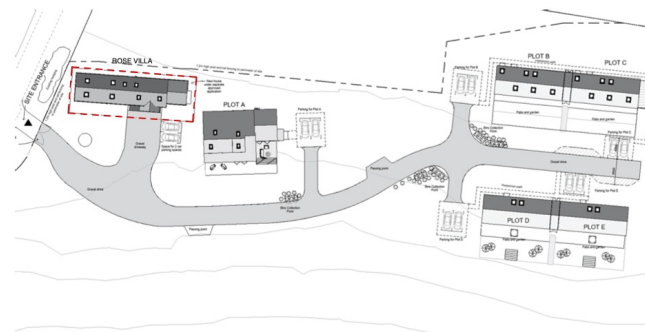
Rose Villa - Ground Floor

1:50
Aprox. 144 sqm



Rose Villa - First Floor

1:50
Aprox. 84 sqm



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Viewing Arrangements

Strictly by prior appointment only through

Country Properties Biggleswade 01767 317799 - www.country-properties.co.uk

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