



6 HILL PLACE

BRINGTON • PE28 5BQ



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KEY FEATURES

- Attractive, Double Fronted Detached Home.
- Approaching 2,000 Square Feet of Accommodation with High Specification and Quality Fittings Throughout.
- Comfortable, Dual-Aspect Lounge with Wood Burning Stove.
- Fully Fitted Kitchen/Breakfast Room with Granite Counters, Integrated Appliances and Bi-Fold Doors to the Garden Terrace.
- Four Double Bedrooms including Principal with Fitted Wardrobes and En Suite.
- Welcoming Reception Hall with Guest Cloakroom/WC.
- Practical, Well-Appointed Utility/Laundry Room.
- Exceptional Plot with Formal Garden, Productive Vegetable Area and Additional Meadow.
- Double Garage and Additional Off-Road Parking.
- Convenient for Local School and Access to Major Road and Rail Links.

THE VILLAGE

The village of Brington lies approximately half a mile north of the newly upgraded A14 dual carriageway, which gives excellent access to Cambridge. The village has become increasingly popular in recent years, due to its fast road networks to both east and west. There is a pleasant blend of properties ranging from large modern executive homes through to period dwellings and the village does benefit from a number of picturesque, wooded areas. The Primary School has an excellent reputation within the area, having approximately 100 pupils and has an additional play group for 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 newly upgraded A14 leading to the M11. 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. The airports of Stansted and Luton can be reached in approximately one hour, with Birmingham, London City, Gatwick and Heathrow also accessible. Private airports can be found at an easy distance with Cambridge and Sywell being nearest.

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Guide Price £650,000

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THE PROPERTY

This exceptional detached residence is prominently positioned on a generous plot, backing onto open countryside on the edge of this prestigious and sought-after development of quality homes. The property features quality fittings including attractive shutters to the majority of the windows and fine floorcoverings throughout and offers genuinely spacious and well-planned accommodation approaching 2,000 sq. ft. In brief, this fine home offers a welcoming reception hall with guest cloakroom, sitting room with wood burning stove and French doors to the landscaped garden, versatile study/family room, a finely crafted and comprehensively fitted 20 ft. x 15ft. kitchen/breakfast room with bi-fold doors opening onto the patio, and a useful adjacent laundry/utility room. The first-floor galleried landing provides access to the four double bedrooms – the principal bedroom features an en suite shower and full range of fitted wardrobes - and a spacious, well-appointed family bathroom. Extensive car parking is available to the front of the large double garage, and the property also enjoys a delightfully landscaped garden with formal and play areas, vegetable plot and an additional flower meadow.

CANOPY PORCH

Composite front door with glazed panels and two exterior coach lamps.

RECEPTION HALL

Karndean flooring, radiator, built-in storage cupboard, oak panelled doors to all rooms. Staircase to first floor galleried landing.

GUEST CLOAKROOM

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

SITTING ROOM

Fireplace recess with granite hearth housing wood burning stove, two radiators. Shuttered window to front elevation and glazed French doors opening onto the rear garden.

STUDY/FAMILY ROOM

Range of fitted storage cabinets, radiator, shutters windows to front and side.

Opening to:

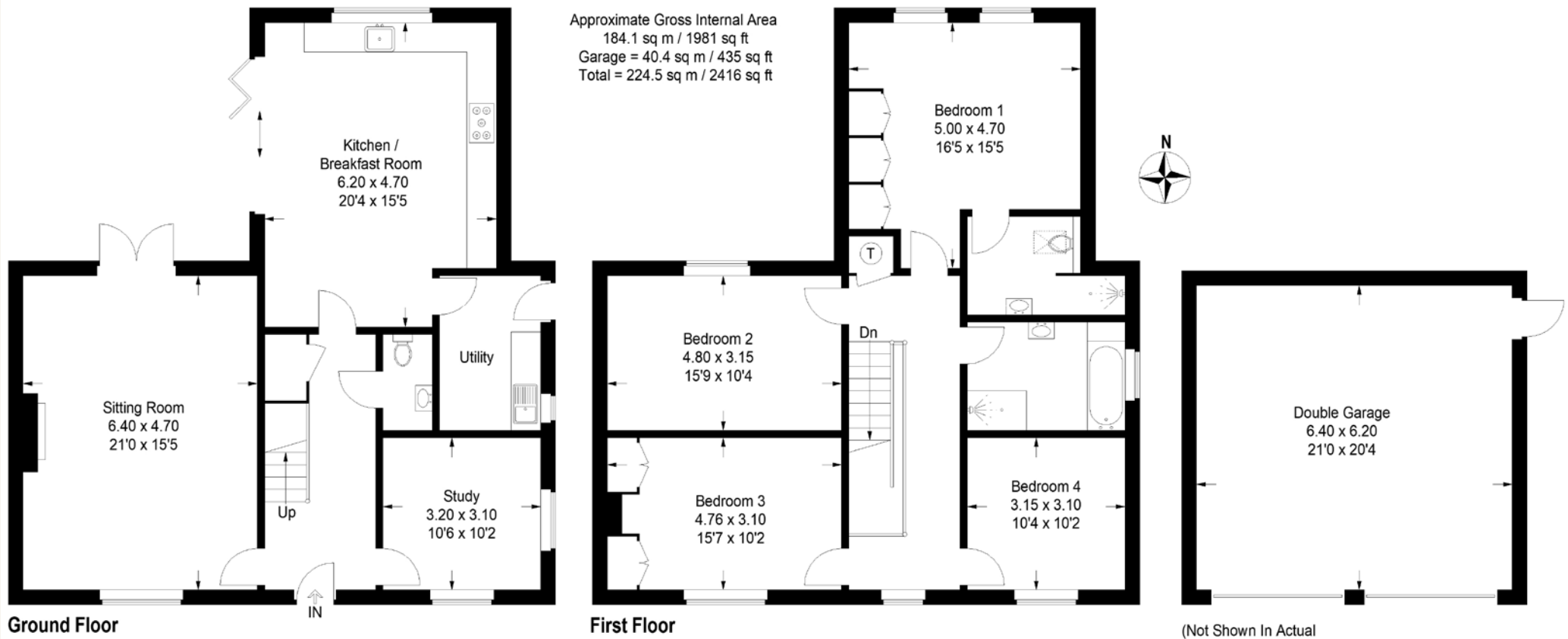
KITCHEN/BREAKFAST ROOM

Superbly fitted with extensive Silestone quartz counters and upstands, Butler sink and a comprehensive range of painted cabinets with concealed lighting, integrated appliances to include twin ovens, induction hob with extractor hood, dishwasher, and double 'fridge and freezers, kick-space lighting, Karndean flooring, recessed ceiling downlighters, radiator, shuttered window to rear and bi-fold doors looking onto the garden patio.

LAUNDRY/UTILITY ROOM

Countertop, with inset sink and mixer tap, base cabinet, plumbing for washing machine and space for dryer, Karndean flooring, oil-fired boiler. Window and composite door to side.





Ground Floor

First Floor

(Not Shown In Actual Location / Orientation)

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. (ID1012399)
 Housepix Ltd



FIRST FLOOR LANDING

Shelved airing cupboard housing mains pressure cylinder, radiator, access to loft space. Shuttered window to front and oak panelled doors to all rooms.

PRINCIPAL BEDROOM

Range of full-height wardrobes with hanging and shelf space, radiator and two windows to rear overlooking the garden and fields beyond.

EN SUITE SHOWER ROOM

White suite comprising tiled double shower enclosure with glazed screen, vanity unit with washbasin, storage cabinet, splashback and mirror, close-coupled WC. Vinyl flooring, radiator/towel rail, recessed ceiling down lighters, extractor fan and rooflight to side.

BEDROOM TWO

Radiator, window to rear.

BEDROOM THREE

Range of fitted wardrobes and storage cabinets, radiator, shuttered window to front.



BEDROOM FOUR

Radiator, shuttered window to front.

FAMILY BATHROOM

White suite comprising panelled bath with tiled surround, double shower enclosure, vanity unit with washbasin, storage cabinet, splashback and mirror, close-coupled WC. Vinyl flooring, radiator/towel rail, recessed ceiling downlighters, extractor, window to side.

OUTSIDE

Neat frontage with picket fence and shrub borders. Block paved driveway providing ample car standing and access to the double garage. Gated access to the rear garden, which has been delightfully landscaped to offer space for entertaining and leisure with paved patio, lawn with children's play area, flower garden, secluded seating area with a variety of plants and shrubs, potting shed and beds and planters for vegetable and soft fruit cultivation, greenhouse, outside lighting and water supply.



Log-fired Hot Tub available by separate negotiation.

There is a gate leading from the garden to a charming meadow with recently planted trees and offering uninterrupted views over the surrounding countryside.

LARGE DOUBLE GARAGE

Exterior coach lamp, twin up and over doors with glazed panels, power and light, eaves storage space, personal door.

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 £650 for 2023 - 2024.



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St. Neots

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