

# STUDLEY

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PAPWORTH SAINT AGNES • CAMBRIDGESHIRE • CB23 3QU









# STUDLEY

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CB23 3QU

- Brand New Individual Architect Designed Home
- Four Generous Proportioned Bedrooms
- Study/Fifth Potential Bedroom
- Under Floor Heating Served By Air Source Heat Pump
- Picturesque Hamlet With Beautiful Views Of Village Church
- Ample Driveway Parking And Garaging
- Fabulous Living Spaces And Contemporary Style Kitchen
- Stunning En Suite And Family Bathroom
- Well Appointed Ground Floor Shower Room And Utility Room
- Exceptional Finish And Quality Materials
- Rarely Available Conservation Area

A fabulous opportunity to reside in a brand new, architect-designed detached home centrally positioned in the picturesque hamlet of Papworth St Agnes. This stunning four bedroom property is a showcase of both design and attention to detail, exhibiting a wonderful blend of both contemporary and traditional elements set within a rarely available conservation area that boasts beautiful views of the iconic St John the Baptist's Church.

At the heart of this home is a beautifully appointed and well proportioned open plan kitchen featuring integrated appliances and large central island. Adjacent are separate living spaces providing ideal areas for relaxing, entertaining and for family gatherings as well as a separate home study or potential fifth bedroom.

Underfloor heating, powered by an efficient air source heat pump, ensures year round comfort while maintaining eco-friendly credentials. The ground floor also benefits from a well-appointed shower room and a practical utility room, adding to the convenience of daily living. Upstairs, you will find four generously proportioned bedrooms, each offering ample space and natural light. The principal bedroom suite is particularly impressive, boasting a stunning ensuite shower room and a beautifully finished family bathroom serves the remaining bedrooms and completes the upper floor accommodation.

Externally, the property provides ample driveway parking and generous garaging. The setting itself is idyllic – a charming hamlet with tranquil surroundings and captivating views of the village church, providing a unique backdrop.

Overall, an extremely special family home positioned within a desirable conservation area.

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**Guide Price £1,250,000**

**Huntingdon branch: 01480 414800**  
[www.peterlane.co.uk](http://www.peterlane.co.uk) Web office open all day every day





## STORM CANOPY OVER

Solid Oak door to

## RECEPTION HALL

10' 9" x 10' 4" (3.28m x 3.15m)

Two double glazed windows to front aspect, recessed down lighters, thermostat for underfloor heating for reception hall and shower room, cloaks cupboard with hanging, shelving and lighting, understairs storage cupboard, stairs to first floor galleried landing, Oak effect LVT flooring with underfloor heating.

## GROUND FLOOR SHOWER ROOM

6' 7" x 5' 9" (2.01m x 1.75m)

Double glazed window to front aspect, fitted in a three piece suite comprising close coupled WC, vanity wash hand basin, shower enclosure with glazed screen, Aqualisa digital shower, drench style shower head and handheld attachment, ceramic wall tiles, recessed downlighters, extractor fan, porcelain tiled flooring with underfloor heating.

## STUDY/BEDROOM 5

11' 6" x 10' 3" (3.51m x 3.12m)

Double glazed window to front aspect, recessed downlighters, thermostat for underfloor heating, Oak effect LVT flooring with underfloor heating.







## LIVING/FAMILY/KITCHEN/GARDEN ROOM

40' 11" x 25' 6" (12.47m x 7.77m)

A triple aspect room with double glazed windows to side elevations, recessed downlighters, central brick built fireplace with timber bressumer and hearth lined for a wood burning stove, TV points, Oak effect flooring, Oak beam work to ceiling, wall light points, bi-fold doors, fitted in a comprehensive range of base and wall mounted cabinets, concealed waste bins, glass fronted display cabinet, under unit lighting, drawer units, complementing granite work surfaces and up-stands, stainless steel one and a half bowl sink unit with Quooker tap, integrated appliances incorporating dishwasher, full height fridge, full height freezer, freestanding Flavel electric range cooker with ceramic hob and granite back plate with cooker hood over, central island breakfast bar with base cupboards and granite work surface, Oak effect flooring with zoned under floor heating.

## UTILITY ROOM

7' 3" x 6' 7" (2.21m x 2.01m)

Panel door with double glazed insert to side aspect, base unit with complementing Quartz work surface and up-stand, stainless steel one and a half bowl sink unit with mixer tap, space and plumbing for washing machine, space for tumble dryer, recessed downlighters, thermostat for underfloor heating, Oak effect LVT flooring with under floor heating, double doors to

## PLANT CUPBOARD

Housing hot water cylinder and controls for air source heat pump, hanging rail for drying clothes, lighting, porcelain tiled flooring.

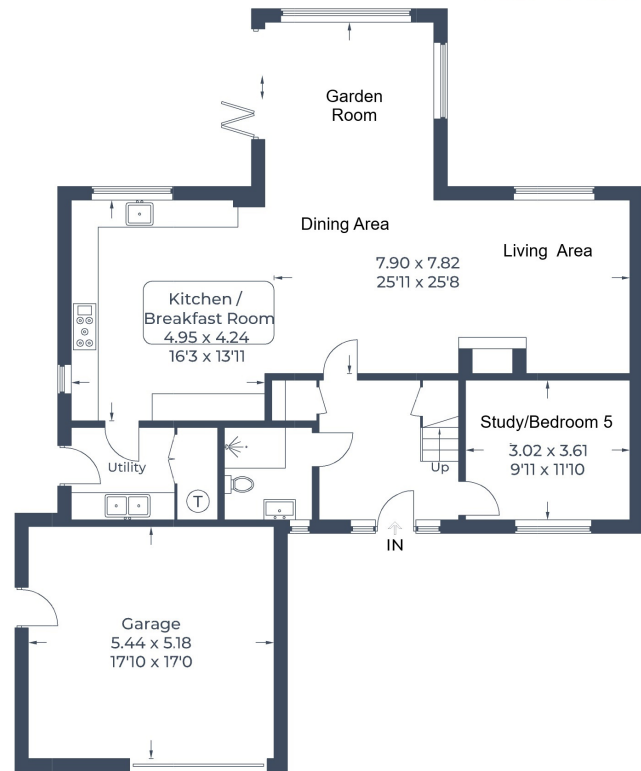
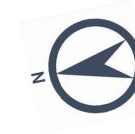


## FIRST FLOOR GALLERIED LANDING

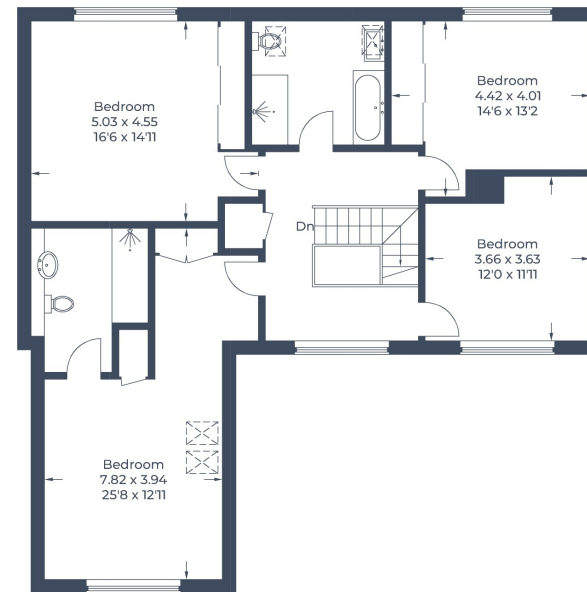
Double glazed window to front aspect, recessed downlighters, access to boarded loft space with ladder and lighting, thermostat for underfloor heating to landing and family bathroom, linen cupboard with lighting, shelving and hanging rail.



Approximate Gross Internal Area  
Ground Floor = 103.5 sq m / 1,114 sq ft  
First Floor = 108.9 sq m / 1,172 sq ft  
Garage = 28.2 sq m / 303 sq ft  
Total = 240.6 sq m / 2,589 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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## PRINCIPAL BEDROOM

17' 2" x 13' 4" (5.23m x 4.06m)

Double glazed window to front aspect with a beautiful outlook, two Velux windows to side elevation, recessed downlighters, thermostat for underfloor heating, TV point, USB charging point, double built in wardrobe with hanging and shelving, single built in wardrobe with hanging and shelving, under floor heating.

## EN SUITE SHOWER ROOM

10' 5" x 8' 3" (3.17m x 2.51m)

Fitted in a three piece suite comprising close coupled WC with concealed cistern, vanity wash hand basin, storage cupboards with counter tops, wall mounted de-misting mirror, oversized shower enclosure with glazed screen, Aqualisa digital shower, rainfall shower head with handheld attachment, ceramic tiling, shelved recess, thermostat for under floor heating, recessed downlighters, extractor fan, heated towel rail, porcelain tiled flooring, under floor heating.

## BEDROOM 2

14' 9" x 12' 8" (4.50m x 3.86m)

Double glazed window to rear aspect with stunning outlook of village church, recessed downlighters, custom made wardrobes with sliding doors, hanging and shelving, thermostat for underfloor heating, TV point, USB charging point, under floor heating.

## BEDROOM 3

12' 11" x 11' 8" (3.94m x 3.56m)

Double glazed window to front aspect with pleasant outlook, recessed downlighters, exposed feature brick chimney breast, thermostat for underfloor heating, TV point, USB Charging point, under floor heating.

## BEDROOM 4

12' 10" x 10' 9" (3.91m x 3.28m)

Double glazed window to rear aspect with beautiful outlook of village church, recessed downlighters, custom made wardrobes with sliding doors, hanging and shelving, exposed brick chimney breast, thermostat for underfloor heating, TV point, USB charging point, under floor heating.

## FAMILY BATHROOM

9' 8" x 5' 4" (2.95m x 1.63m)

Two Velux windows to rear aspect, recessed downlighters, extractor fan, fitted in a four piece suite comprising close coupled WC, vanity wash hand basin, panel bath with mixer shower attachment, complementing tiling with shelved recess, oversized shower enclosure with glazed screen, Aqualisa digital shower, rainfall shower head and hand held shower attachment, ceramic tiling, heated towel rail, porcelain tiled flooring, under floor heating.

## OUTSIDE

To the front is a block paved vehicular entrance leading to the gravelled driveway providing off road parking for several vehicles leading to the **Garage** with electric door, power, lighting and personal door to side aspect. A porcelain paved pathway leads to storm canopy and front door, outstanding lighting and air source heat pump. Side gated access leads to the enclosed rear garden with storm porch to utility room door, porcelain paved pathway and terrace, outside lighting, laid mostly to lawn and established planting.

## 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.

## TENURE

Freehold  
Council Tax Band - TBA







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