



16 SPALDWICK ROAD

STOW LONGA • PE28 0TL



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KEY FEATURES

- Established village home in delightfully secluded location.
- One of just three individual detached properties in small select close.
- Four bedrooms, two bathrooms and three reception rooms.
- Superb principal bedroom suite with dressing area, shower room and sun deck.
- Sitting room with wood burning stove and French doors onto the garden.
- Family room and separate formal dining room with French doors to the garden.
- Outstanding kitchen/breakfast room opening into the conservatory/sun lounge.
- Pleasantly mature wrap-around gardens.
- Substantial timber garden office/studio and workshop.
- Driveway, large garage and ample additional parking.

Stow Longa is a picturesque village and an active rural community, with its pleasant blend of period and executive housing, village green and historic 13th century Parish Church.

The nearby market town of Kimbolton boasts one of the area's leading private schools, along with the well-regarded Kimbolton Primary Academy. The High Street offers a variety of shops and eateries, health centre, dentist's surgery, chemist, garage and supermarket.

The independent Harpur Trust schools are located in Bedford approximately 10 miles away.

The recently upgraded A14 is just five minutes away with access to the M11, A1 and A428. Mainline railway stations are available at St Neots 12 miles away with trains to London Kings Cross, 52 minutes and 61 minutes respectively. Luton, Stansted and East Midlands airports are readily accessible in a little over an hour.

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Guide Price £650,000

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THE PROPERTY

An exceptional family home of undoubted quality, beautifully presented and recently further improved by the present owners to offer outstanding accommodation extending to over 2,300 square feet, set back from the lane on a fine plot approaching a third of an acre and enjoying charming rural surroundings.

In brief, the accommodation includes a reception hall with boot room and recently remodelled and refitted guest cloakroom/WC, triple-aspect sitting room with wood burning stove and French doors opening onto the garden, separate formal dining room with French doors to the garden, kitchen/breakfast room fitted with an array of quality cabinets and appliances, which opens into the superb conservatory/sun lounge, with an adjacent family room/snug.

On the first floor, the excellent principal suite features a vaulted ceiling, fitted wardrobes, shower room and a large, decked balcony. There are three further bedrooms – two with built-in wardrobes – and a family bathroom.

ENTRANCE HALL

Replacement composite front door with decorative glazing. Boot room, woodblock flooring, boot room, double radiator, two picture windows. Staircase to first floor with wrought iron balustrade.

REFITTED CLOAKROOM/WC

Oak flooring, comprehensive range of fitted cloaks cupboards and storage cabinets, countertop with inset washbasin and wall-hung WC with concealed cistern, ceramic splash tiling to half-height, recessed ceiling downlighters, radiator.

SITTING ROOM

A triple-aspect room with woodblock flooring, fireplace with tiled hearth housing multi-fuel stove, two double radiators, recessed ceiling downlighters, French doors opening onto the garden.

DINING ROOM

Oak flooring, double and single radiators, French doors opening onto the garden.

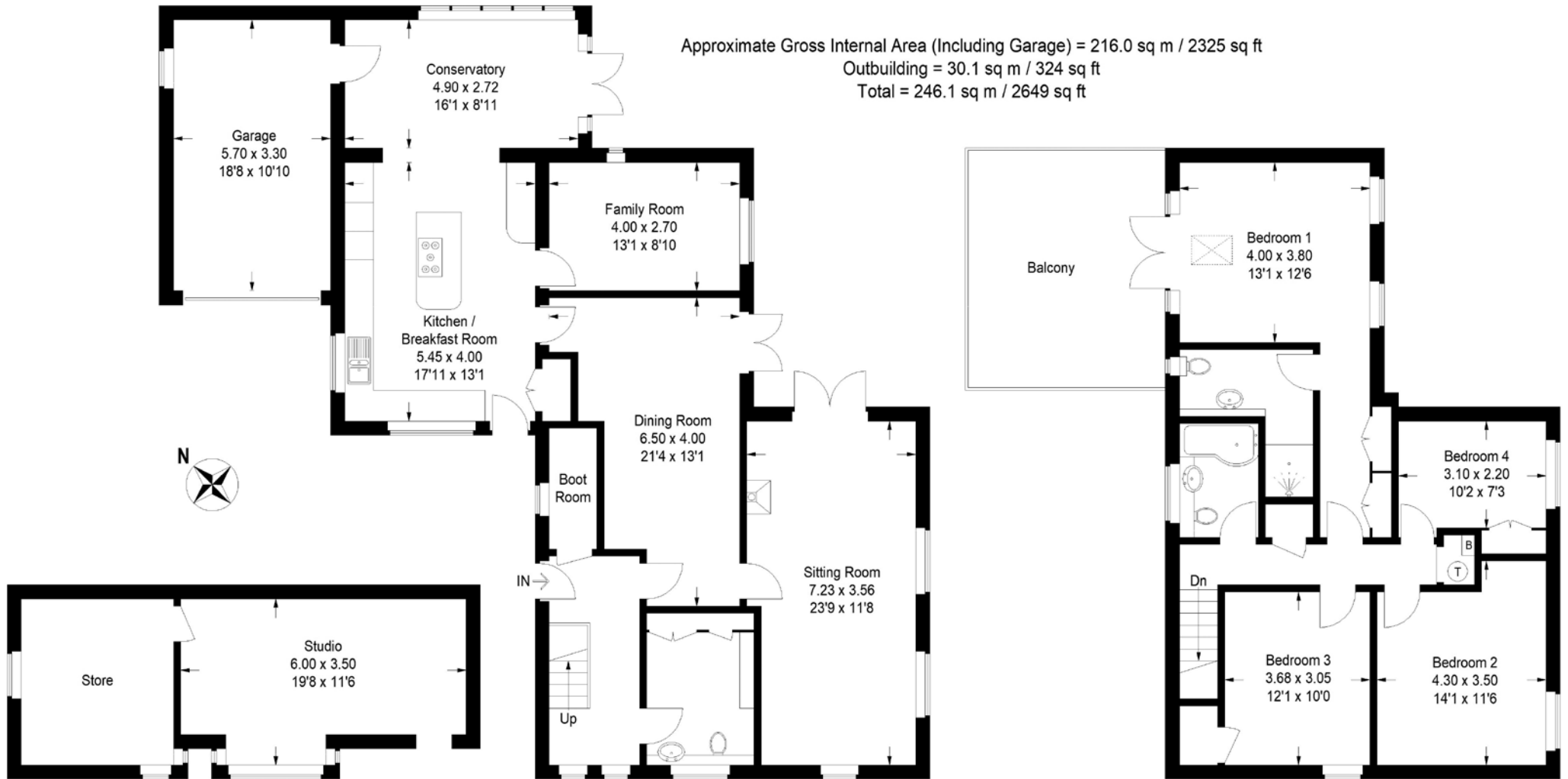
KITCHEN/BREAKFAST ROOM

Superbly fitted with a comprehensive range of quality painted cabinets and extensive countertops and upstands, inset one and a half bowl sink and drainer, integrated appliances to include 'Neff' oven and microwave/oven, plate warmer, integrated fridge/freezer and dishwasher, complementing central island with induction hob, ceiling-mounted extractor hood and fitted units including vegetable storage baskets and wine rack. Vertical radiator, kick-space heater, pelmet lighting and recessed ceiling downlighters, slate tiled flooring extending into:

CONSERVATORY

Extensive glazing including vaulted glass roof, electric underfloor heating, French doors opening onto the garden patio.





Outbuilding

(Not Shown In Actual Location / Orientation)

Ground Floor

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. (ID1004583)

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FAMILY ROOM

Oak flooring, double radiator, dual aspect with picture windows to the rear.

FIRST FLOOR LANDING

Picture window to front, radiator, linen cupboard and cupboard housing central heating boiler, access to loft.

PRINCIPAL BEDROOM SUITE

Dressing Area – Two double built-in wardrobes with hanging rail and shelving.

Shower Room – Suite comprising walk-in shower, countertop with inset washbasin and range of fitted cupboards, vanity mirror and lighting, close-coupled WC. Slate-tiled floor with underfloor heating, fully tiled walls, radiator/towel rail, recessed downlighters.

Bedroom – Part-vaulted ceiling with Velux roof light, radiator, wall-mounted uplighters, dual aspect with French doors opening onto:

Balcony – Decked area with wall and timber balustrade. Light and power, water supply.



BEDROOM TWO

Radiator, wardrobe recess.

BEDROOM THREE

Built in wardrobe, radiator.

BEDROOM FOUR

Built in wardrobe, radiator.

FAMILY BATHROOM

Suite comprising P-shaped bath with independent shower over and glazed screen, vanity unit with washbasin and fitted cupboards, WC with concealed cistern. Tiled floor with underfloor heating, fully tiled walls, radiator/towel rail, recessed downlighters.

OUTSIDE

The property is approached from the road via a drive which serves just three properties and is screened by a mature hedgerow. The private gravelled driveway provides ample car standing/turning space and access to the garage. The delightful 'wrap-around' gardens offer an extensive area



of lawn interspersed with a variety of mature trees, shrubs, climbing plants and flower borders, and a secluded patio. There is an additional area of paved hardstanding, ideal for caravan or boat storage etc. with large timber shed and garden studio/office.

DETACHED STUDIO/OFFICE

Light and power, electric heaters.

GARAGE

Electric roller door, light and power, sink and plumbing for washing machine.

NOTES

Full gas (LPG) radiator heating, with water heating via gas and electric.



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