

THE SPINNEY

CHURCH STREET • WOODHURST • PE28 3BN





THE SPINNEY

CHURCH STREET • WOODHURST • PE28 3BN

- Exceptional Family Home
- En Suite And Family Bathroom
- Kitchen/Dining Room
- Double Garage And Off Road Parking
- Picturesque Village
- Five Bedrooms
- Living Room And Family Room
- Utility Room And Cloakroom
- Beautiful Gardens
- Conveniently Located for Amenities

The Spinney is a beautiful family home located in the historic picturesque village of Woodhurst which is an Anglo Saxon ring village with stunning countryside walks and conveniently located between the two market towns of St Ives and Huntingdon. Offering excellent transport links that include the guided bus way to central Cambridge and the railway station in Huntingdon with access to London's Kings Cross.

The current owners have enjoyed living at the property in excess of twenty years and are now looking to relocate to Surrey/Hampshire. The property offers generous sized reception rooms as well as a spacious kitchen dining room with imported Italian slate tiled flooring to the reception hall, kitchen, utility room and cloak room. To the first floor are five double bedrooms with a dressing room and en suite shower room to the principal bedroom. There is off road parking provision, a double garage and a southerly facing rear garden.

Viewing is highly advised and by appointment only.

**Peter
Lane**
PARTNERS
—EST 1990—
Town & Country

£700,000

Huntingdon branch: 01480 414800
www.peterlane.co.uk Web office open all day every day





COMPOSITE DOUBLE GLAZED DOOR TO RECEPTION HALL

Stairs to first floor, recessed down lighters, radiator, cloaks cupboard, tiled flooring.

LIVING ROOM

22' 0" x 11' 6" (6.71m x 3.51m)

A double aspect room with double glazed windows to front and side aspects, coving to ceiling, radiator, central open fireplace, door through to



FAMILY ROOM

16' 10" x 12' 8" (5.13m x 3.86m)

Two double glazed windows to rear aspect and French doors to patio area, coving to ceiling, radiator.





KITCHEN/DINING ROOM

22' 0" x 10' 5" (6.71m x 3.17m)

A double aspect room with double glazed windows to front and rear aspect, recessed down lighters, fitted in a range of base, drawer and wall mounted units with complementing work surface and tiled surrounds, stainless steel single drainer one and a half bowl sink unit with mixer tap, space for American style fridge freezer, electric oven and microwave, electric hob with cooker hood over, integrated dishwasher, breakfast bar, radiator, opening to

SIDE PORCH

UPVC double glazed door to rear aspect, cupboard housing oil fired central heating boiler serving hot water system and radiators, tiled flooring.

UTILITY ROOM

19' 7" x 5' 9" (5.97m x 1.75m)

Double glazed window and UPVC double glazed door to side aspect, fitted in a range of full height cupboards, base cupboards, drawer units, complementing work surfaces, stainless steel sink with mixer tap, recessed down lighters.

CLOAKROOM

Double glazed window to side aspect, fitted in a two piece suite comprising low level WC, wash hand basin, heated towel rail, complementing tiling, recessed down lighters, tiled flooring.

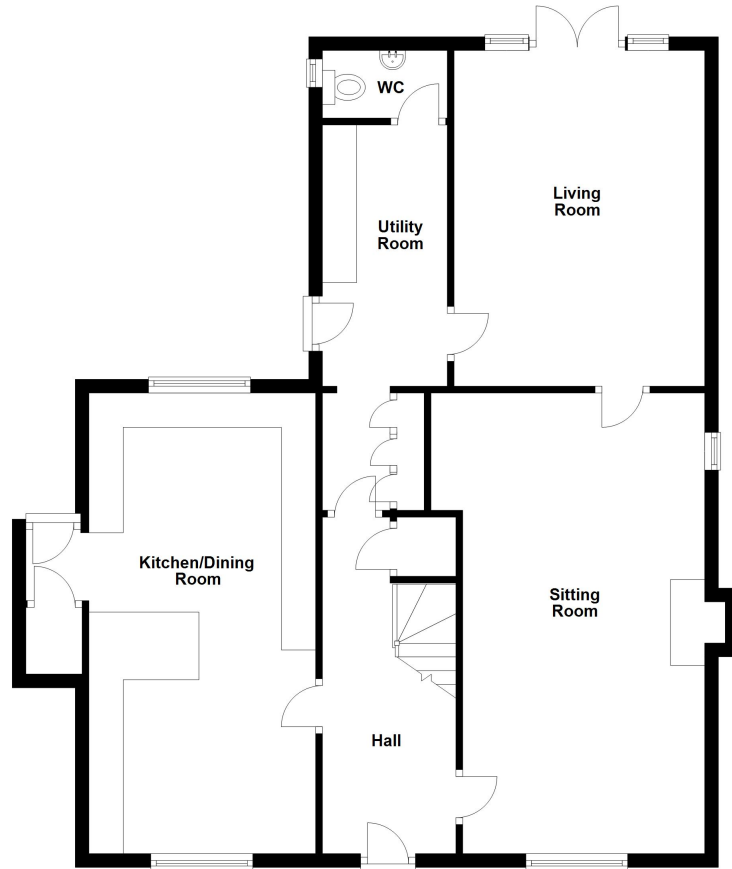
FIRST FLOOR GALLERIED LANDING

Double glazed window to front aspect, airing cupboard housing hot water cylinder, study space.



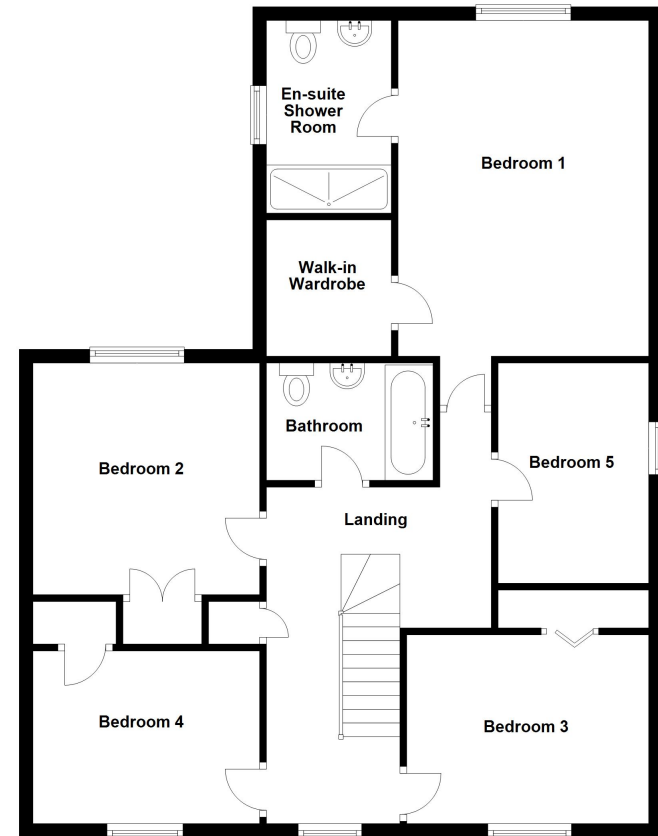
Ground Floor

Approx. 90.1 sq. metres (969.7 sq. feet)



First Floor

Approx. 88.2 sq. metres (949.4 sq. feet)



PRINCIPAL BEDROOM

16' 1" x 12' 2" (4.90m x 3.71m)

Double glazed window to rear aspect, coving to ceiling, radiator.

WALK IN WARDROBE

6' 6" x 5' 9" (1.98m x 1.75m)

Hanging and shelving.

EN SUITE SHOWER ROOM

Double glazed window to side aspect, fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, shower enclosure, full ceramic tiling, heated towel rail, recessed down lighters.

BEDROOM 2

10' 7" x 10' 5" (3.23m x 3.17m)

Double glazed window to rear aspect, double built in wardrobe, radiator.

BEDROOM 3

11' 7" x 8' 8" (3.53m x 2.64m)

Double glazed window to front aspect, built in wardrobe, radiator.

BEDROOM 4

11' 7" x 8' 5" (3.53m x 2.57m)

Double glazed window to front, radiator, built in wardrobe.

BEDROOM 5

10' 5" x 7' 0" (3.17m x 2.13m)

Double glazed window to side, radiator.

FAMILY BATHROOM

Fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with shower screen and shower unit over, full ceramic tiling, recessed down lighters, heated towel rail, tiled flooring

OUTSIDE

The front garden is laid to lawn with shaped borders and courtesy lighting. The gravel driveway provides off road parking and leads to the **Double Garage** with twin up and over doors, power and lighting. The rear garden is a lovely feature of the property laid to lawn with two patio entertaining areas, mature shrubs, garden shed, oil tank.

TENURE

Freehold

Council Tax Band - E

Town & Country





| | | | |
|--------------------|--------------------|--------------------|-----------------------|
| Huntingdon | St Neots | Kimbolton | Mayfair Office |
| 60 High Street | 32 Market Square | 6 High Street | Cashel House |
| Huntingdon | St. Neots | Kimbolton | 15 Thayer St. London |
| Tel : 01480 414800 | Tel : 01480 406400 | Tel : 01480 860400 | Tel : 0870 112 7099 |

Peter Lane & Partners
EST 1990
Town & Country



Peter Lane and Partners for themselves as agents for the vendors or lessors of this property give notice that these particulars are produced in good faith, and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane and Partners or any employee therefore do not have the authority to make or give any warranty, guarantee or representation what so ever in relation to this property.