





# VIXEN HOUSE • HOUGHTON HILL • HOUGHTON • PE28 2BS

**Guide Price £775,000**

Vixen House forms part of a three property development within a stunning modern Neo Georgian country house and is less than fifteen years old. This substantial five bedroomed home offers extensive and versatile family sized town house accommodation arranged over three floors.

The accommodation is centred around an impressive 31' reception hall with a central gallery straight up to the second floor. An architectural lantern skylight window gives amazing natural light to this space. The ground floor provides a well appointed kitchen/Breakfast room, utility room and two generous reception rooms both with a southerly facing aspect. Underfloor heating serves ground and first floor.

The first floor master suite is of fabulous proportions and gives an en-suite bathroom, dressing room and an impressive southerly facing balcony giving stunning views over the grounds and to Houghton village beyond. There are two further bedrooms and a bathroom on this floor. The second floor gives generous overall proportions with a huge bedroom space currently subdivided to give two large bedrooms. There is an additional family bathroom serving this floor.

The house stands in mature and private gardens with an oversized detached double garage and ample private parking provision. It also offers a straightforward on-going circumstance offered with no forward chain.





## RECESSED PILLARED VESTIBULE TO

Heavy panel front door to

## RECEPTION HALL

31' 2" x 13' 1" (9.50m x 3.99m)

A light impressive spacious reception hall with a central gallery running through to an architect lantern on the second floor, recessed lighting, stairs to first floor, extensive under stairs storage cupboard with lighting, additional storage cupboard measuring 5' 3" x 5' 3" (1.60m x 1.60m) housing fuse box and master switch and meters, coving to ceiling, laminate flooring.

## CLOAKROOM

7' 7" x 4' 11" (2.31m x 1.50m)

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with mono bloc mixer tap, ceramic tiling, recessed lighting, coving to ceiling, extractor, ceramic tiled flooring.

## KITCHEN/BREAKFAST ROOM

16' 9" x 14' 1" (5.11m x 4.29m)

Fitted in a range of Shaker style Oak base and wall mounted cabinets with complementing work surfaces and tiled surrounds, central peninsular work surface incorporating breakfast bar, single drainer stainless steel sink unit with mixer tap, space for cooking range with suspended stainless steel extractor fitted above, integral combi microwave, space and plumbing for American style fridge freezer, larder units, integrated automatic dishwasher, drawer units, pan drawers, twin UPVC sash picture windows to front elevation, radiator, recessed lighting, coving to ceiling, ceramic tiled flooring.

## UTILITY ROOM

10' 10" x 5' 11" (3.30m x 1.80m)

Fitted in a matching range of Shaker style Oak base and wall mounted units with work surfaces and tiling, single drainer sink unit with mixer tap, appliance spaces, ceramic tiled flooring, recessed lighting, coving to ceiling, extractor unit.

## DINING ROOM/FAMILY ROOM

20' 0" x 10' 6" (6.10m x 3.20m)

Cornicing to ceiling, recessed lighting, wall light points, French doors access terrace to the rear, TV point, telephone point, laminate flooring.

## SITTING ROOM

19' 4" x 9' 2" (5.89m x 2.79m)

UPVC French doors and picture windows to garden terrace to the rear, recessed lighting, cornicing to ceiling, wall light points, TV point, telephone point, double internal doors access Reception Hall

## FIRST FLOOR GALLERIED LANDING

Stairs to second floor gallery, recessed lighting, coving to ceiling.

## MASTER SUITE

17' 1" x 11' 6" (5.21m x 3.51m)

An impressive room with views over the rear garden, French doors access **First Floor Balcony**, picture windows to rear elevation, recessed lighting, coving to ceiling.

## DRESSING ROOM

11' 10" x 7' 3" (3.61m x 2.21m)

Hanging, shelving, UPVC window to rear aspect, coving to ceiling, recessed lighting.

## EN SUITE BATHROOM

11' 6" x 5' 7" (3.51m x 1.70m)

Fitted in a five piece white suite comprising screened shower enclosure with independent shower unit fitted over, twin vanity wash hand basins with mixer taps, low level WC with concealed cistern, panel bath with mixer tap, extensive tiling with natural stone contour border tiling, extractor, recessed lighting, coving to ceiling, ceramic tiled flooring.

## FIRST FLOOR BALCONY

25' 3" x 6' 11" (7.70m x 2.11m)

Finished in timber decking and enclosed by wrought iron railings with stunning views over the rear garden and Houghton village in the distance, external lighting.

## FAMILY BATHROOM

11' 6" x 6' 7" (3.51m x 2.01m)

Fitted in a four piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with mixer tap, screened corner shower enclosure with independent shower unit fitted over, natural stone contour border tiling, wall light point, extractor, recessed lighting, ceramic tiled flooring, coving to ceiling.

## BEDROOM 2

14' 9" x 11' 6" (4.50m x 3.51m)

Twin UPVC sash picture windows to front elevation, recessed lighting, central heating thermostat, under floor heating, coving to ceiling.

## BEDROOM 3

12' 10" x 11' 2" (3.91m x 3.40m)

Twin UPVC sash picture windows to front aspect, recessed lighting, coving to ceiling, independently controlled under floor heating.



## SECOND FLOOR LANDING

11' 2" x 5' 3" (3.40m x 1.60m)

Lantern roof light, walk in plant room/airing cupboard housing manifolds for under floor heating, wall mounted gas fired central heating boiler serving hot water system.

## SECOND FLOOR BATHROOM

7' 10" x 6' 11" (2.39m x 2.11m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with hand mixer shower, extensive tiling with contour border tiling, heated chrome towel rail, ceramic tiled flooring.

## BEDROOM 4

30' 10" x 11' 6" (9.40m x 3.51m)

Lantern roof light, double panel radiator, TV point, telephone point, internal glazed obscure panels to galleried landing.

## BEDROOM 5

16' 5" x 9' 6" (5.00m x 2.90m)

Twin UPVC windows to rear aspect, double panel radiator.



## OUTSIDE

The property is approached via an extensive gravel driveway accessing the **Detached Double Garage** with twin up and over doors, power and lighting with ample off road parking provision for several vehicles. The rear garden measures approximately 98' 0" x 26' 0" (29.87m x 7.92m) with an extensive terrace and timber arbour with climbing roses and wisteria, the garden is primarily lawned with constructed sleeper edged borders, a selection of ornamental shrubs and enclosed by panel fencing and trellis work offering a good degree of privacy, outside tap, lighting and power.

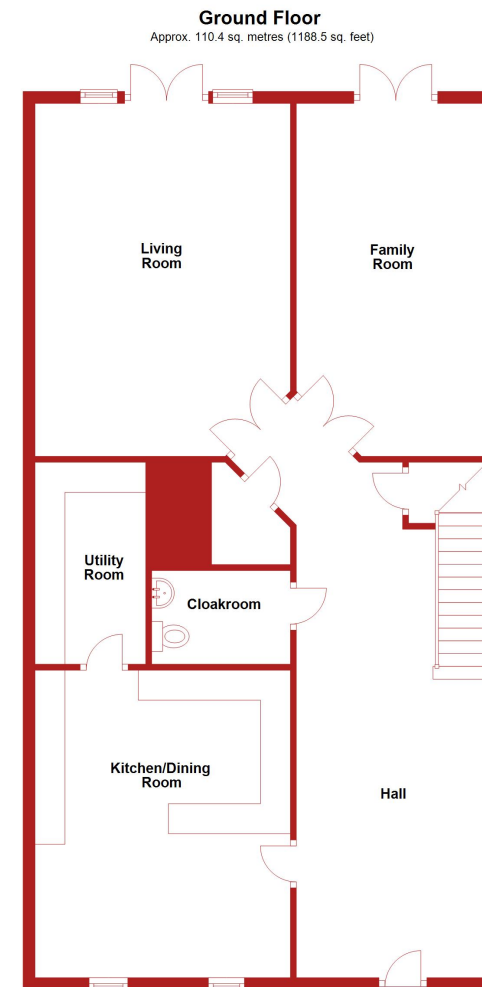
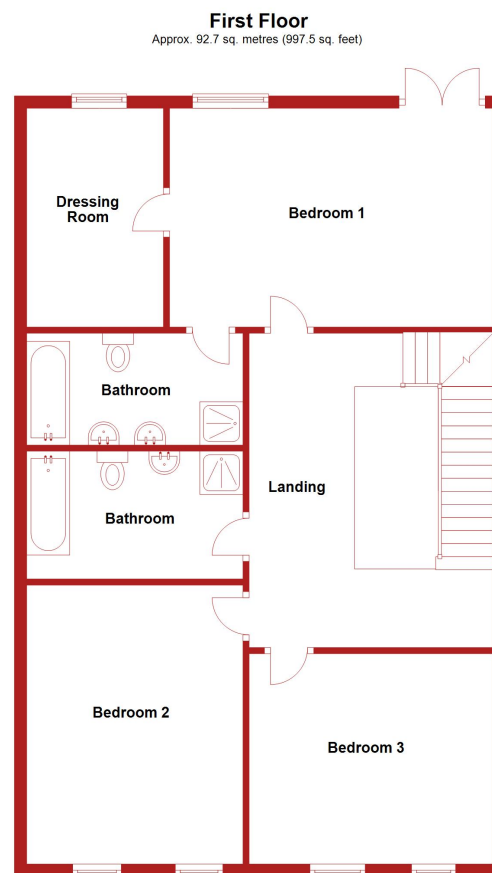
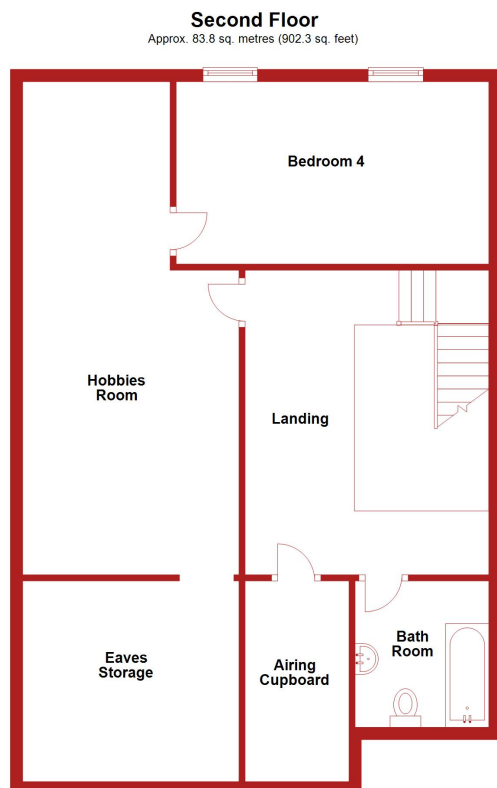
## TENURE

Freehold

Council Tax Band: E







Total area: approx. 286.9 sq. metres (3088.3 sq. feet)

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