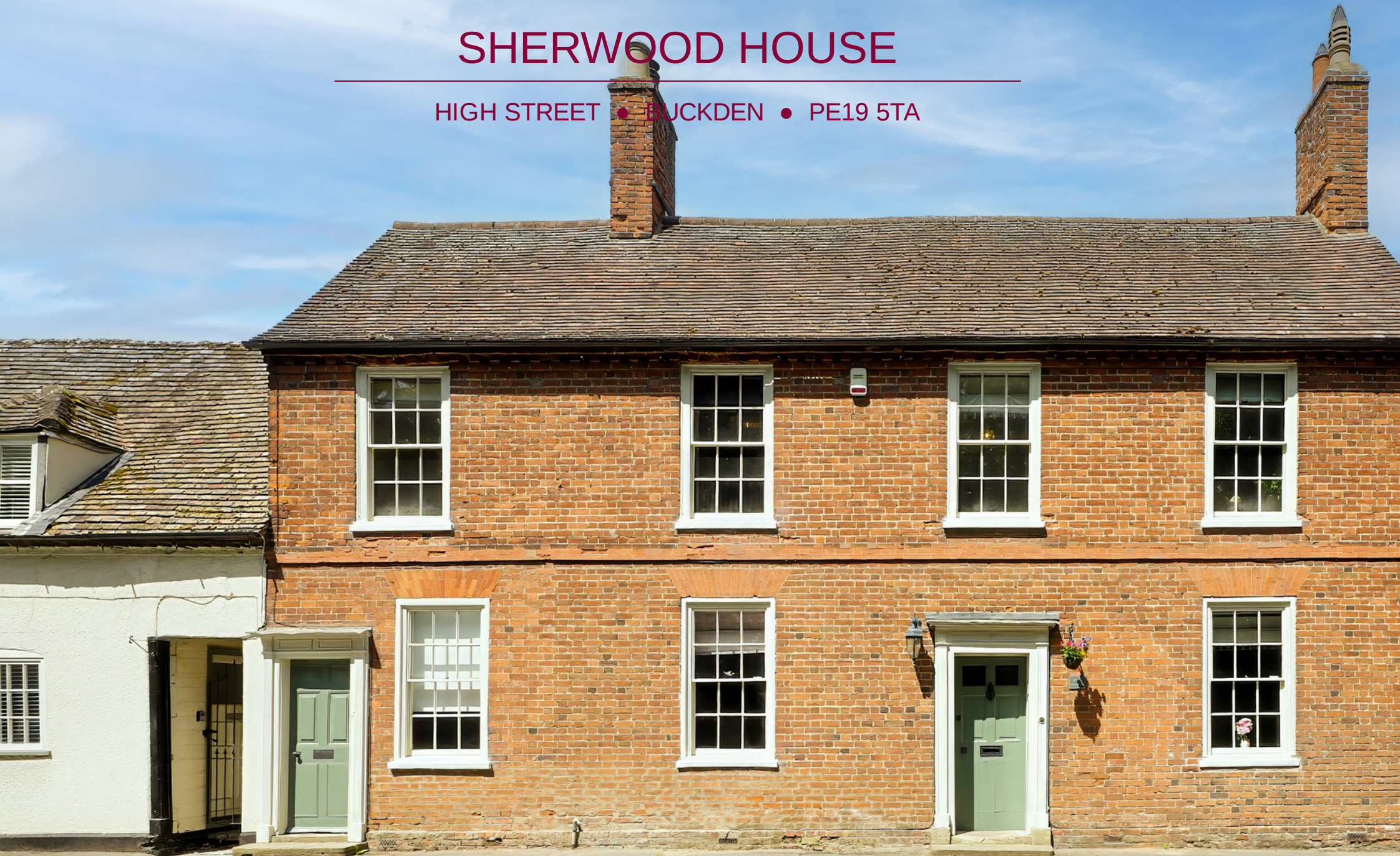


SHERWOOD HOUSE

HIGH STREET • BUCKDEN • PE19 5TA





SHERWOOD HOUSE

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- Stunning Grade II Listed Georgian Residence
- Three Generous Reception Rooms
- Re-Fitted Sanitaryware
- Contemporary Garden Room And Barn
- Private Gated Driveway
- Four Double Bedrooms
- Bespoke Kitchen/Breakfast Room With Aga
- Retaining Many Character Elements And Period Features
- Mature And Private Gardens
- Desirable Village Location

This handsome Grade II Listed Georgian residence is fabulously proportioned and prominently positioned opposite the historic Buckden Towers. The house offers substantial accommodation arranged over three floors and retains many original character elements with some notable fireplaces and charming period features. The property has been much improved by the current owner with bespoke kitchen/breakfast room and recently re-fitted sanitary ware. The house presents beautifully throughout and has a lovely aesthetic both inside and out.

Overall the property provides four double bedrooms with two bathrooms and three generous reception rooms with impressive high ceilings. The accommodation is centred around a lovely sized kitchen/breakfast room with AGA, vaulted ceilings and butchers block work surfaces. The kitchen choice compliments the character of the house perfectly.

The gardens are private and mature with a beautiful terrace/seating area, swim spa and box hedging arrangements. Double gates access the driveway to the rear sufficient for several vehicles. There is a lovely brick built barn and a recently built garden room with a fitted kitchen, decked terrace and bi-fold doors. This space offers a versatile use and adds a more contemporary dimension to the Georgian architecture and features.

Buckden remains one of our most sought after villages and this is a rare opportunity to acquire one of its more notable Georgian residences. Viewing essential and by appointment only.

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

Guide Price £850,000

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





HEAVY PANEL FRONT DOOR ACCESSING

ENTRANCE HALL

Original Georgian staircase to first floor, stairs leading down to small **Cellar**, decorative floor tiling, inner door to

DRAWING ROOM

13' 11" x 13' 1" (4.24m x 3.99m)

Sash picture window to front aspect, central grand fireplace with marble surround and decorative inset hearth, corning to ceiling, TV point, telephone point.

FAMILY ROOM

14'1 x 13'1 (4.3m x 4m) Sash picture window to front aspect, double panel radiator, bespoke cabinetry, wall mounted storage, central fireplace with exposed brickwork chimney feature with slater hearth and inset wood burner with moulded timber surround, exposed timber flooring, inner door to





STUDY

14' 1" x 9' 10" (4.29m x 3.00m)

An ideal working from home space with sash picture window to front and independent door to front aspect.

KITCHEN/BREAKFAST ROOM

19' 8" x 12' 6" (5.99m x 3.81m)

An impressive open plan space with high vaulted ceiling and a fabulous range of bespoke cabinets with complementing butchers block and granite work surfaces with up-stands, exposed 'A' framed timberwork, central fireplace recess with an inset four oven Aga with twin hot plates and timber bressumer above, fitted electric oven and gas hob, microwave, rustic timber flooring, space and plumbing for American style fridge freezer, inset one and a half bowl sink unit with mono bloc mixer tap, picture windows and stable door to garden aspect, fixed display shelving, inner door to

UTILITY ROOM

8' 1" x 8' 1" (2.46m x 2.46m)

An irregular shaped room with appliance spaces, sink unit, door to garden aspect, access to loft space, door and window to garden terrace to the rear.



CLOAKROOM

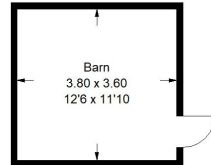
Fitted with low level WC and pedestal wash hand basin.

FIRST FLOOR LANDING

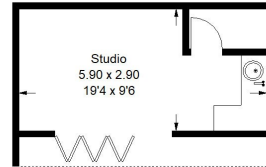
Decorative panel work, ornate Georgian staircase to second floor, sash picture window to front aspect, single panel radiator, fixed display-shelving, cornicing to ceiling.

High Street, Buckden, PE19 5TA

Approximate Gross Internal Area (Including Loft Space)
 194.3 sq m / 2091 sq ft
 Barn / Studio = 30.8 sq m / 331 sq ft
 Total = 225.1 sq m / 2422 sq ft

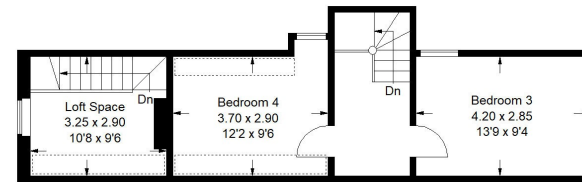


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 Location / Orientation)

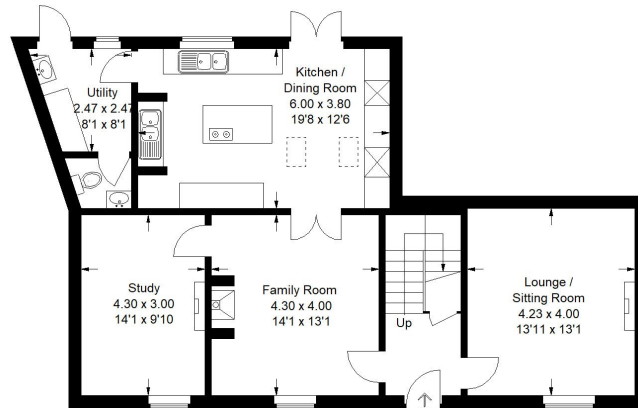


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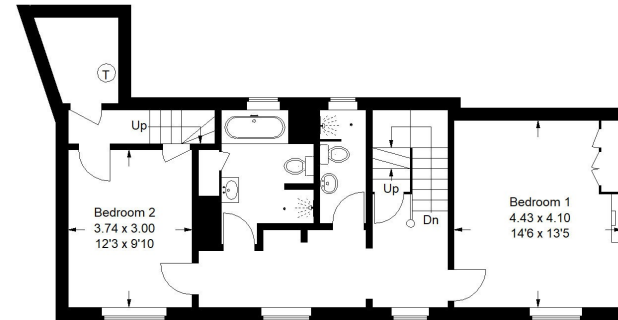
⊞ = Reduced headroom
 below 1.5 m / 5'0



Second Floor



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. (ID 875321)
 Housepix Ltd

BEDROOM 1

14' 6" x 13' 5" (4.42m x 4.09m)

Timber panel work, integrated wardrobe range, central notable cast decorative Victoriana fireplace, sash picture window to front aspect, radiator.

BEDROOM 2

12' 3" x 9' 10" (3.73m x 3.00m)

A generous double room with sash picture window to front aspect, staircase separately accessing

LOFT ROOM

10' 8" x 9' 6" (3.25m x 2.90m)

Currently used as storage with picture window to side aspect and could easily be developed and utilised as additional bedroom space, play room or teenagers "den", eaves storage space with reduced head room.

FAMILY BATHROOM

Recently re-fitted in a four piece white suite comprising low level WC, screened enclosure with independent shower unit fitted over, panel bath with mixer tap, cupboard range, decorative floor tiling, heated towel rail.

SHOWER ROOM

Re-fitted in a three piece quality white suite comprising low level WC, natural stone topped vanity unit with mixer tap and cabinet storage, screened shower enclosure with multi head shower unit, heated towel rail, recessed lighting, wall light points.

SECOND FLOOR LANDING

Leading to

BEDROOM 3

13' 9" x 9' 4" (4.19m x 2.84m)

Picture window to rear aspect, exposed brickwork chimney feature and beam work.

BEDROOM 4

12' 2" x 9' 6" (3.71m x 2.90m)

Exposed timberwork, picture window to rear aspect.

OUTSIDE

The property stands in beautifully mature private and secluded gardens with an extensive paved terrace with timber pergola and established vines, outside lighting and tap, areas of lawn and an established orchard. Sited close to the terrace is a **Hot Tub/Swim Spa** with paths leading through to the rear garden, shrub borders, ornamental shrubs and trees. Double gates access the driveway to the rear giving provision for several vehicles. There is a pleasant range of **Outbuildings** with a brick built two storey barn, currently used as external storage, of Victorian origin and with relevant planning permission could easily be utilised as additional accommodation or annexe to the main house. There is also a **Garden Room** beautifully finished with contemporary kitchen offering an array of uses ie play room, home office, games room or guest accommodation. The garden is enclosed by high brick walling and mature screening offering a super degree of privacy.

TENURE

Freehold

Council Tax Band - F





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