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## Wychwood, 7 Owl End, Great Stukeley PE28 4AQ Guide Price £625,000

- GUIDE PRICE - £625,000 TO £ 650,000
- Huge Scope For Improvement
- Desirable Village Location
- Three Reception Rooms
- Overall Plot Measuring 1.28 Acres
- Beautifully Positioned Individual Chalet Home
- Versatile Accommodation
- Four Bedrooms
- Double Garaging
- No Forward Chain



### UPVC Double Glazed Door To

#### Entrance Porch

4' 3" x 4' 3" (1.30m x 1.30m)

Exposed internal brick work, ceramic tiled flooring, glazed internal door to

#### Kitchen/Breakfast Room

20' 0" x 15' 9" (6.10m x 4.80m)

A light double aspect room with UPVC windows to two front aspects, fitted in a range of light oak effect base and wall mounted cabinets with complementing work surfaces and tiling, integral double electric oven and ceramic hob with bridging unit and extractor fitted above, glass fronted display cabinets, drawer units, appliance spaces, base mounted oil fired central heating boiler serving hot water system and radiators, corner shelf display unit, inset double bowl sink unit with mixer tap, additional single drainer sink unit, coving to ceiling, fixed display shelving, two stool breakfast bar, two radiators, laminate floor covering.

#### Study/Family Room

21' 0" x 8' 10" (6.40m x 2.69m)

UPVC window to side aspect, two double panel radiators, double cupboard, coving to ceiling.

#### Inner Hall

24' 7" x 9' 2" (7.49m x 2.79m)

Double panel radiator, wall light points, shelved cupboard, cloaks cupboard with hanging space, UPVC window and door to side aspect, coving to ceiling.

#### Living Room

21' 4" x 11' 10" (6.50m x 3.61m)

UPVC windows to front and side aspect, wall light points, central tiled fire place with inset gas fire, two radiators, TV point, telephone point, coving to ceiling.

#### Bedroom 2

12' 10" x 11' 10" (3.91m x 3.61m)

UPVC window to side aspect, single panel radiator, extensive range of bedroom furniture incorporating dressing table, drawer units, wardrobe range, corner shelf display unit, bedside drawers, wall light points, coving to ceiling.

#### Cloakroom

5' 7" x 3' 3" (1.70m x 0.99m)

Fitted with low level WC, vanity wash hand basin with tiling, extractor.

#### Family Bathroom

13' 5" x 5' 11" (4.09m x 1.80m)

Fitted in a four piece coloured suite comprising low level WC, pedestal wash hand basin, panel bath with independent shower unit fitted over, heated towel rail, full ceramic tiling, coving to ceiling, screened shower enclosure with independent shower unit fitted over, UPVC window to rear aspect, electric wall heater, corner fitted storage unit.

#### Bedroom 3

18' 4" x 9' 6" (5.59m x 2.90m)

A light double aspect room with UPVC windows to side and rear aspects, electric storage heater, wardrobe with hanging and shelving, access to loft space, coving to ceiling.

#### Bedroom 4

10' 2" x 9' 6" (3.10m x 2.90m)

Double panel radiator, double wardrobe with hanging and shelving, coving to ceiling, sliding double glazed patio doors to

#### Conservatory

12' 10" x 12' 2" (3.91m x 3.71m)

Of brick based UPVC double glazed construction, double poly carbonate roofing, French doors to garden terrace to the rear, ceramic tiled flooring.

#### Bedroom 1

23' 7" x 10' 2" (7.19m x 3.10m)

A light triple aspect room with UPVC windows to both side aspects and window to rear, extensive eaves storage space, panel work wall light points, double wardrobe with hanging and shelving.

#### Additional Room

14' 9" x 3' 7" (4.50m x 1.09m)

Could be utilised as a dressing room, walk in wardrobe or other uses and leads to an eaves storage cupboard.

#### Double Garage

19' 0" x 18' 4" (5.79m x 5.59m)

Twin up and over doors, power, lighting and private door to rear garden.

#### Outside

The property stands in a plot of approximately 1.28 acres. The frontage has an extensive gravelled drive way giving provision for numerous vehicles and heavily stocked evergreen shrub beds and a selection of ornamental trees, trellis work sub divides the rear garden with gated access to the other side and external lighting. The rear garden comprises of an extensive area of paving, paved terrace edged with mature trees and shrubs, green house and two timber sheds, the lawns extend to the side and rear with heavily stocked rose beds and a further selection of mature trees to the rear of the boundary. The gardens enclosed by a combination of panel fencing and mature screening offering a good degree of privacy and back on to open paddock land. To the side of the property is an additional garden sub divided by Beech hedging measuring approximately 124' 8" x 85' 4" (38.00m x 26.01m), an additional very private garden with lawns, mature trees and prepared borders.

#### Tenure

Freehold

Council Tax Band - F

