

19, BIGGIN LANE

RAMSEY • PE26 1NB





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- Exceptional Extended 1950's Family Home
- Re-Fitted 27' Kitchen/Family Space
- Third Of An Acre Gardens (sts)
- Private Gated Frontage
- Four Double Bedrooms With En Suite To Principal Bedroom
- Impressive Extended Accommodation
- Substantial Garaging And A Selection Of Outbuildings
- Prestigious Location

This handsome and imposing 1950's built family home has been lovingly restored, thoughtfully extended and offers a fabulous No chain opportunity. The house offers generous four double bedroom accommodation with en suite to principal bedroom and a re-fitted shower room. The ground floor space is centred around an impressive re-fitted 27' Kitchen/Family room with three reception rooms, walk-in pantry, laundry room and a generous reception hall. It retains many original character features which blend seamlessly with the more modern elements of the house. The house offers hugely versatile and practical accommodation to suit modern family life positioned within arguably Ramseys best and most desirable addresses.

Outside, the property is approached by gated and private frontage with an impressive sized driveway able to accommodate numerous vehicles. There's an oversized garage with electrically operated door and a lovely sized adjoining room (currently a gym) offering an array of versatile uses. The overall plot extends to in excess of a third of an acre (sts) and is beautifully mature and private. There's an extensive paved terrace, established orchard and a great selection of useful outbuildings to the rear. The gardens are enclosed by mature boundaries and offer a good degree of privacy.

Must be viewed to be fully appreciated.

**Peter
Lane**
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Guide Price £795,000

Huntingdon branch: 01480 414800
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INTEGRAL STORM CANOPY TO

Porthole panel door to

RECEPTION HALL

12' 8" x 9' 0" (3.86m x 2.74m)

Leaded light stained glass picture window to front aspect, large understairs recess with hanging and storage space, stairs to first floor, double panel radiator, coving to ceiling, Oak parquet flooring, glazed internal door accesses

LIVING ROOM

21' 0" x 11' 11" (6.40m x 3.63m)

Sub-divided with an internal arch, UPVC leaded light picture windows to two aspects, two double panel radiators, glazed internal stained glass panel to **Reception Hall**, central feature fireplace with polished mahogany surround and natural stone hearth, coving to ceiling, decorative ceiling rose, Oak parquet flooring.

SITTING ROOM

15' 7" x 12' 3" (4.75m x 3.73m)

A light double aspect room with fabulous bay window to front aspect and UPVC window to side garden, central brickwork feature fireplace with brick hearth, coving to ceiling, double panel radiator, TV point, telephone point, Oak parquet flooring, 2.6m ceiling height.





CLOAKROOM

Fitted with low level WC, double panel radiator, coving to ceiling, quarry tiled flooring.

MORNING ROOM

12' 3" x 11' 1" (3.73m x 3.38m)

Shelved display recess, stained glass leaded light internal panel to **Kitchen/Breakfast/Family Room**, double panel radiator, central fireplace recess with shelving and cabinet storage, coving to ceiling, UPVC window to side aspect, porcelain floor tiling, inner door to

WALK-IN PANTRY

7' 7" x 5' 4" (2.31m x 1.63m)

Fully shelved, original mesh cooling cabinet, power and lighting, non-slip vinyl flooring.

KITCHEN/BREAKFAST/FAMILY ROOM

27' 7" x 17' 8" (8.41m x 5.38m)

An impressive open plan re-fitted contemporary space with twin sets of French doors to garden terrace to the rear, Velux windows to side elevation and glazed door to side aspect, two double panel radiators, fitted in a bespoke range of contrasting coloured base and wall mounted cabinets with complementing granite work surfaces and tiling, drawer units, pan drawers, further extensive drawer ranges, appliance spaces, space for cooking range with suspended extractor fitted above, central island work station incorporating inset sink unit with directional monobloc mixer tap and incorporating four stool breakfast bar, granite work surface, coving to ceiling, porcelain floor tiling.



LAUNDRY/BOOT ROOM

18' 4" x 6' 10" (5.59m x 2.08m)

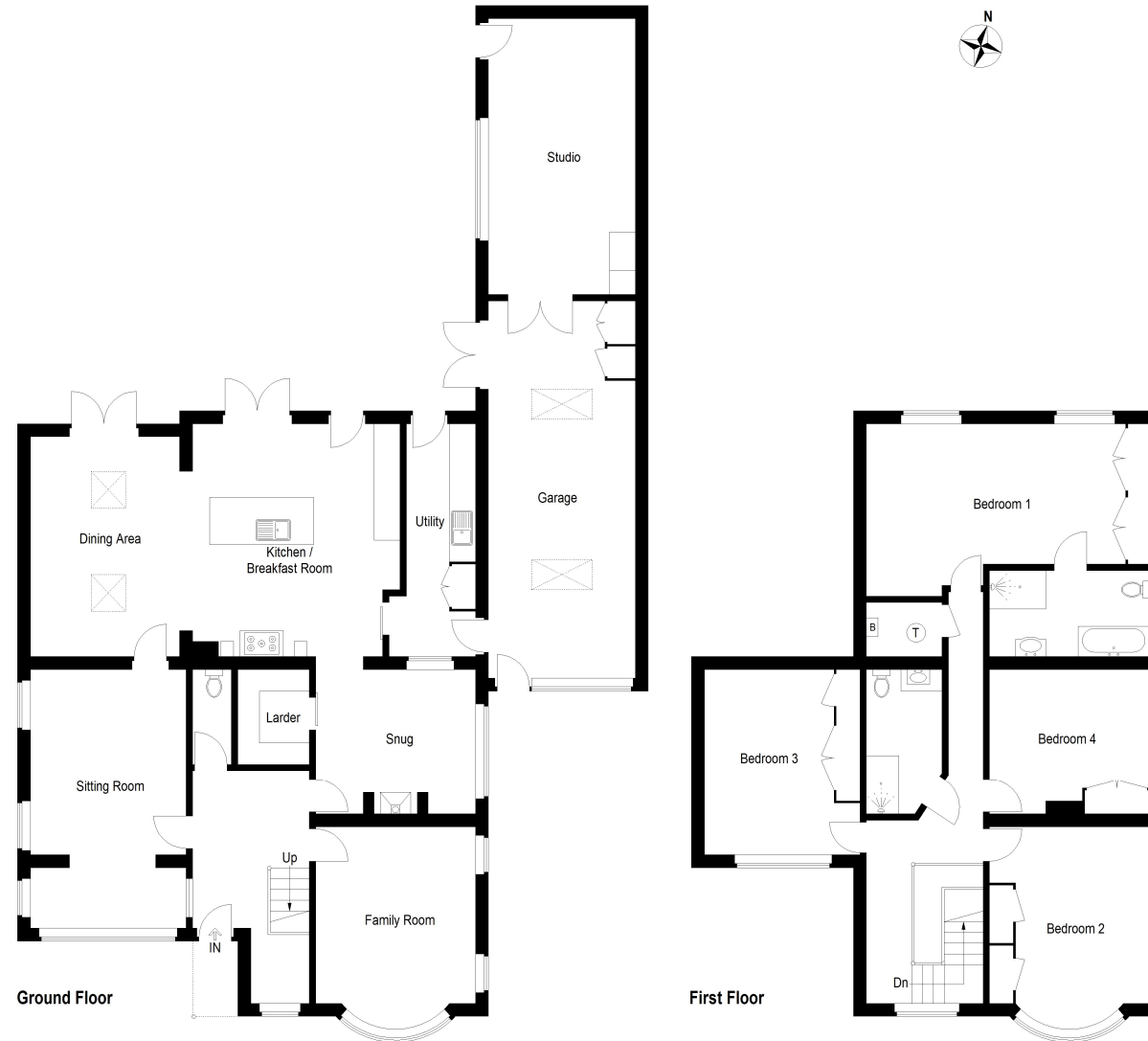
UPVC door to garden terrace, double panel radiator, fitted in a range of base and wall mounted units with work surfaces and re-tiled surrounds, single drainer one and a half bowl ceramic sink unit with mixer tap, double panel radiator, double cloaks cupboard, coving to ceiling, Porcelanosa floor tiling, inner door to

GARAGE

29' 1" x 11' 7" (8.86m x 3.53m)

Twin lantern lights, glass block panels to external wall, electrically operated up and over door, pedestrian door to the side, fuse box and master switch, fitted selection of storage units, double doors access rear garden, outside tap, internal double doors access

Approximate Gross Internal Area = 290.4 sq m / 3126 sq ft



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. (ID1176671)
Housepix Ltd

GYM/GARDEN ROOM

20' 11" x 11' 0" (6.38m x 3.35m)

UPVC window and glazed door to garden terrace, recessed lighting, cupboard housing garden fridge, work surfaces, ceramic tiled flooring.

FIRST FLOOR LANDING

Leaded light stained glass picture window to front elevation, access to insulated and part boarded loft space with ladder and lighting, two double panel radiators, airing cupboard housing pressurised boiler serving hot water system and radiators, shelf space, fuse box and master switch.

MAIN SHOWER ROOM

10' 2" x 5' 6" (3.10m x 1.68m)

Re-fitted in a three piece range of white sanitary ware comprising low level WC, vanity wash hand basin with mono bloc mixer tap, over-lit pelmet, chrome heated towel rail, over-sized screened shower enclosure with independent multi head shower fitted over, full ceramic tiling and contour border tiles, extractor, recessed lighting, composite floor covering.

PRINCIPAL BEDROOM

19' 5" x 12' 7" (5.92m x 3.84m)

Two UPVC windows to rear aspect, two double panel radiators, TV point, telephone point, recessed lighting, coving to ceiling, extensive wardrobe range, inner door to

EN SUITE BATHROOM

11' 11" x 7' 1" (3.63m x 2.16m)

Re-fitted in a range of white sanitary ware comprising low level WC, panel bath with mixer tap, vanity wash hand basin with mixer tap and over-lit pelmet above, cabinet and drawer storage, heated towel rail, oversized screened shower enclosure with independent shower unit fitted over, extractor unit, recessed lighting, coving to ceiling.

BEDROOM 2

15' 10" x 12' 3" (4.83m x 3.73m)

Double panel radiator, UPVC bay window to front aspect, radiator, extensive wardrobe range with hanging and storage, coving to ceiling.

BEDROOM 3

14' 2" x 12' 1" (4.32m x 3.68m)

Extensive wardrobe range with hanging and storage, double panel radiator, UPVC window to front aspect, coving to ceiling.

BEDROOM 4

12' 3" x 11' 2" (3.73m x 3.40m)

UPVC window to side aspect, double panel radiator, coving to ceiling, double wardrobe range with hanging and storage.

OUTSIDE FRONT

The property is approached via a private gated frontage with a central turning circle and parking provision for numerous vehicles accessing the **Garaging** as described. The gardens are enclosed by panel fencing and mature Laurel screening.

OUTSIDE REAR

There is an **Open Fronted Garden Room** measuring 13' 6" x 9' 5" (4.11m x 2.87m) with power, lighting and removable panels offering a view along the gardens with gated access to the front, outside power, lighting and tap. There is a **Lean To Potting Shed** and an **Hexagonal Gazebo** with a Tegula block pathway extending to the rear boundary with a further seating area and timber pergola. There are a beautiful variety of mature trees and developed orchard and the garden is enclosed by a combination of panel fencing, established evergreen hedging and Laurel boundaries to the rear. An additional selection of outbuildings incorporating **Greenhouse**, a **Workshop** measuring approximately 16' 5" x 8' 10" (5.00m x 2.69m) with leaded light stained glass panel window to garden aspect, power, lighting, benches, shelving and eaves storage space, sliding security door to the front and a **Timber Potting Shed** to the rear boundary.

TENURE

Freehold
Council Tax Band - F

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6 High Street
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Tel : 01480 860400

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