

HAZELDENE

ABBOTSLEY



TALISMAN  
PROPERTY AGENTS





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HAZELDENE



Asking Price: £1,000,000

Bedrooms x5   Receptions x3   Bathrooms x2

## Description

Nestled in a hilltop position overlooking spectacular open field vistas and the beautiful St Margaret's Church, is this exclusive five double bedroomed property. Hazeldene is a rare gem located in the picturesque village of Abbotsley, that hasn't seen the market in over fifty years. The property is set back on a substantial one-acre plot of mature green lands and boasts magnificent grandeur, scenic balcony views and exceptional potential for equestrian pursuits and other outdoor activities. The home comprises three formal reception rooms, plus kitchen/diner, utility, cloakroom and a brick-based conservatory on the ground level, and ascending the elegant winder staircase to the first floor presents five generously sized bedrooms, all of which include built-in wardrobes / storage cupboards and glimmer in natural light whilst being at eye level with the village's vast and undisturbed country views. The first floor also features a family bathroom, en-suite with walk-in shower unit, as well as access to the balcony from the main bedroom. Externally, the property features a double garage and ample driveway for private off-road parking.

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## Key Features

- Completed chain
- Exclusive 5-double bed roomed home, established on a substantial 1-acre plot
- Nestled in a hilltop position, commanding uninterrupted views of open field vistas and the beautiful St Margaret's Church
- Situated within a quaint and highly sought-after village
- A rare opportunity to acquire a prestigious home, that hasn't seen the market in over 50 years
- Spectacular balcony views from the principal bedroom
- Exceptional potential for equestrian pursuits
- Formal reception rooms and brick-based conservatory
- Double garage and ample driveway for private off-road parking
- Magnificent curb-side appeal





## Ground Floor

Entering via the front door takes you into the spacious hallway featuring an elegant winder staircase to the first-floor accommodation and understairs storage cupboard. There are doors leading off to the study, sitting room, kitchen/diner and cloakroom. The study room is an intimate space which radiates from the sunlight, whilst the sitting room is a lengthy area, perfectly aligned with the extensive views of the gardens and open fields, and dual aspect window positions flood the room with natural light. The sitting room also features a delightful open fireplace, sliding patio doors for seamless access to the rear garden, and stylish sliding French doors that take you directly into the dining room. The sliding French doors are highly practical, and grant the ability to open up the two adjoining spaces or close them off for added privacy. From the formal dining room is a door to the kitchen/diner. This room features plenty of matching base and eye level units, shelving and complimentary worktop over, and comprises a 'Britannia' range oven, integral undercounter fridge, one and a half bowl stainless steel sink unit with dual-lever tap, as well as space and plumbing for a dishwasher. There is a window above the sink which also looks out onto the garden, so you can even experience joy washing the dishes! The utility room leads straight off from the kitchen/diner, and is a highly functional space that contains matching base units with complimentary worktop, stainless steel sink unit with mixer tap, space and plumbing for washing machine and a door which provides internal access to the double garage. The conservatory, which can be accessed either externally, or internally from the kitchen/diner, is a lovely addition, and is brick based with UPVC double glazing and power. The double garage is rather substantial, and features light & power, twin roller doors and a door to the rear garden.

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## First Floor

Beams of natural light shimmer through the window as you ascend the winder staircase to the first-floor landing. On the first floor, there is a three-piece family bathroom and five generously sized double bedrooms, all of which feature built-in wardrobes / integrated storage cupboards. The principal bedroom is long and sunlit from the presence of dual aspect windows, and features its own private en-suite with walk-in shower, as well as a door to the balcony, where you can set your eyes upon the vast rear garden and stunning open field vistas that stretch far beyond. The balcony is large enough to establish seating arrangements and flower planters. Wake up to blissful mornings as the sunshine seeps gently through the curtains, breathe in the fresh air and the sweet scent of blossoming flowers as you make your way out onto the balcony whilst admiring captivating views.













## Gardens & Grounds

Hazeldene is established on a 1-acre plot of land and is nestled in a hilltop position overlooking extensive open field vistas that stretch as far as the eye can see. Both the front and rear gardens are vast, beautifully kept, and laid to lawn, whilst exhibiting effortless beauty with established mature trees and blossoming wildflowers. The rear garden is formed in an 'L' shape and contains a patio section with raised flower borders around the edges, multiple sheds, greenhouse and a genuine wishing well. There is gated access on both sides of the property, and the front features more established green land and shingle/block paved driveway, that provides off-road parking for an ample number of vehicles. The front garden looks onto the magnificent St Margaret's Church and presents majestic curb-side appeal from a solid brick wall enclosure and towering cypress tree. Hazeldene's highly substantial grounds provide excellent potential for equestrian facilities and activities.







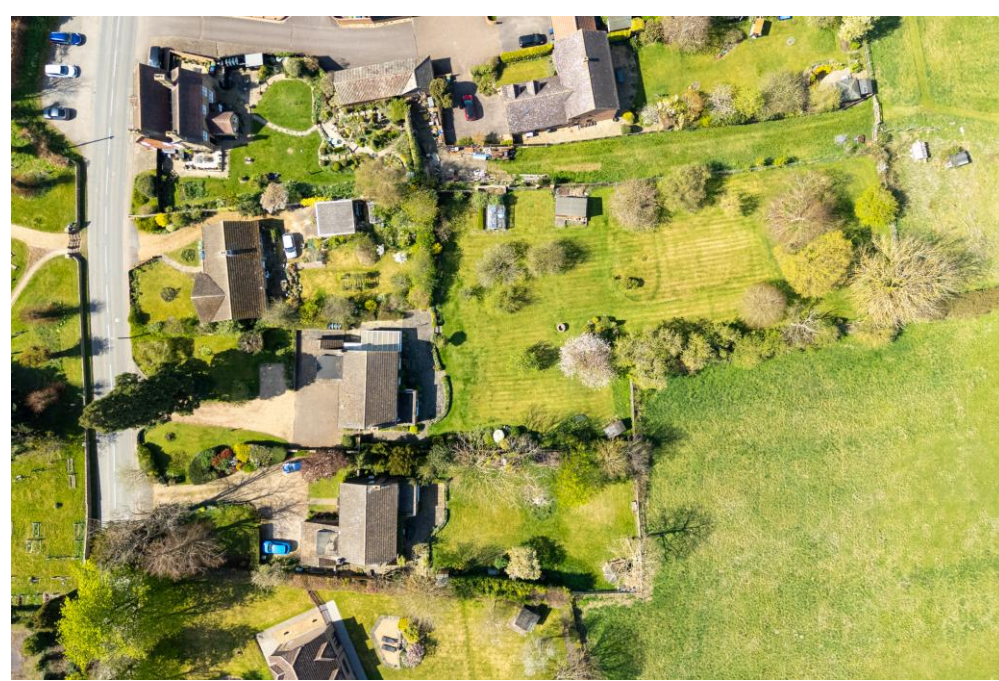
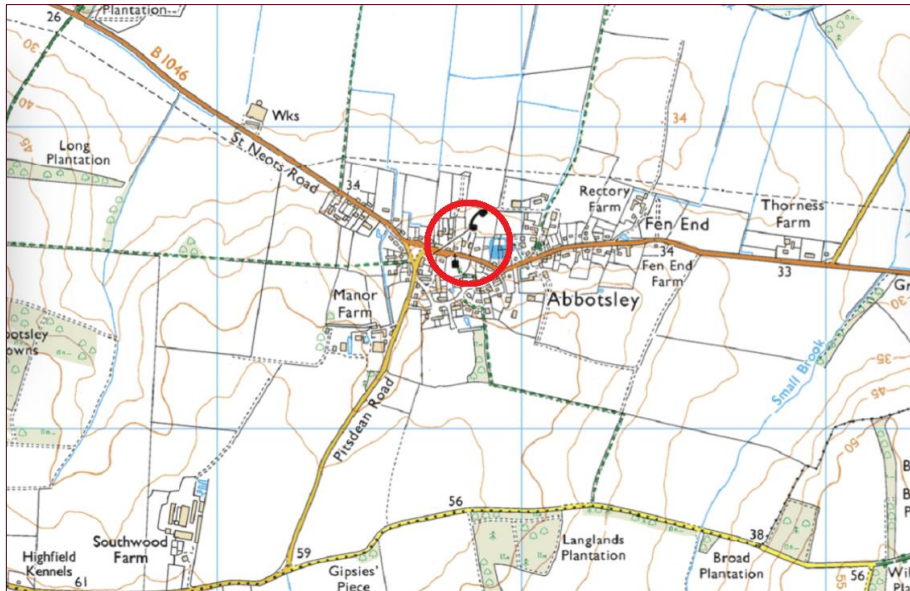
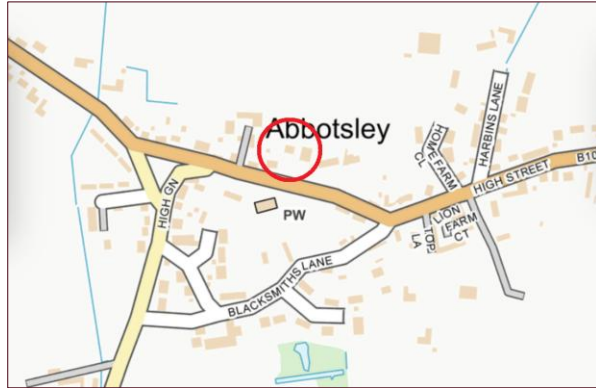






## Agent's Notes

- EPC: F (32)
- Council Tax Band: D (Huntingdon District Council)
- Oil fired central heating – the boiler is in the utility room and the oil tank is located at the external side access
- Fuse box is in the double garage
- There is a loft hatch for storage on the landing
- The airing cupboard is on the landing, and it houses the hot water cylinder





## Location

Abbotsley is a picturesque village within the Huntingdonshire district, adored by its residents for its tranquil countryside and historical structures. Abbotsley is a wonderful village that frames the idyllic country lifestyle that many dream of having, and is home to the astounding St Margaret's Church, The Eight Bells public house, beautiful village green and the village hall, which was formerly the old village school, and to this day holds village meetings and private functions. The village hall also arranges an annual feast week and scarecrow festival as a fundraising event for the maintenance of the village hall, and hosts a range of activities/classes such as Mums & Tots, afternoon coffee chats, Pilates, yoga sessions and art club, all in the spirit of keeping the community strong. The village makes for a practical settlement for commuters, with proximity to the major road links such as the A1, A14 and A428. It is also 14 miles from the city of Cambridge, and only 3 miles from St Neots town, which offers a wealth of shops, eateries, amenities and much more, including the St Neots Railway Station, which provides regular journeys to London Kings Cross and Gatwick.

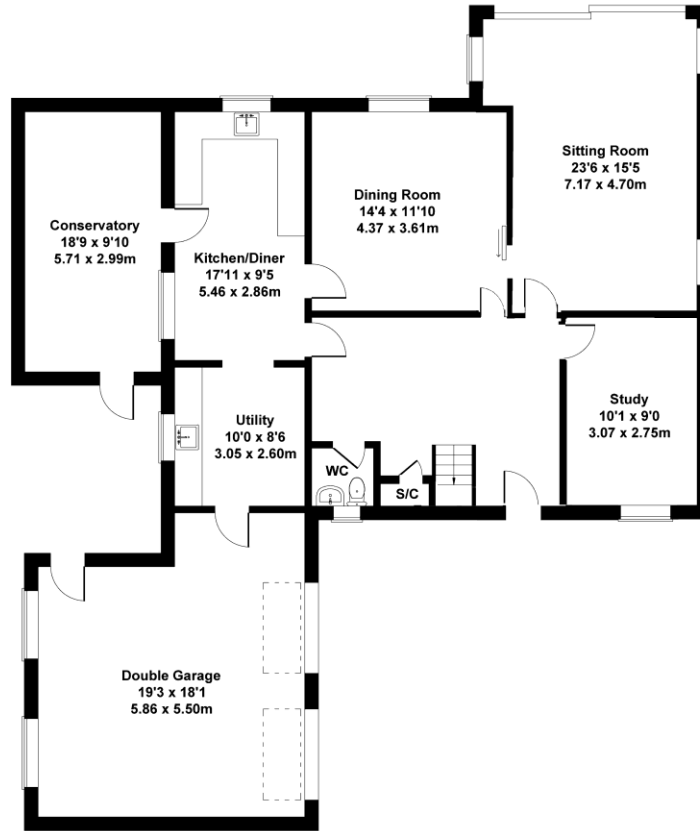
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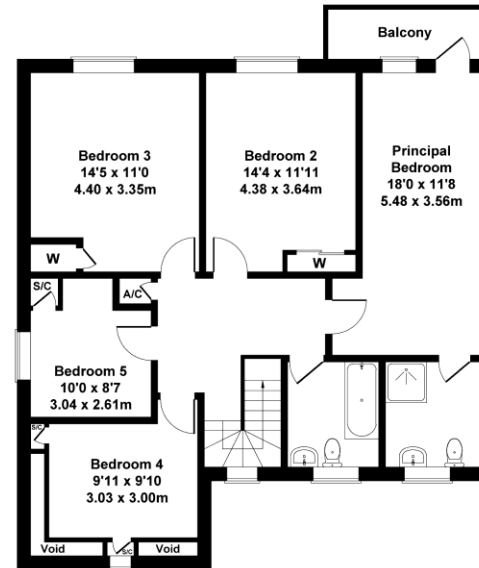


# Hazeldene, High Street, Abbotsley, PE19 6UJ

Approximate Gross Internal Area  
2691 sq ft - 250 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

To arrange a viewing, please contact Talisman Property Agents

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