



15 THE GREEN

BRINGTON • PE28 5BP



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AT A GLANCE

- Attractive, Double Fronted, Dormer-Style Detached Home.
- Generously Proportioned Accommodation Approaching 2,200 Square Feet.
- Comfortable, Triple-Aspect Sitting Room with Open Fire.
- Separate Dining/Family Room/Home Office.
- Fully Fitted Kitchen/Breakfast Room with Silestone Quartz Counters, Integrated Appliances and Bi-Fold Doors to the Garden Terrace.
- Five Bedrooms including Principal and Guest Rooms with En Suite.
- Practical, Well-Appointed Utility/Laundry Room.
- Welcoming Reception Hall with Guest Cloakroom.
- Delightfully Landscaped Garden with Pleasant Southerly Aspect.
- Double Garage, Off-Road Parking and EV Charging Point.
- Convenient for Local School and Access to Major Road and Rail Links.

THE VILLAGE

The growing village of Brington lies approximately half a mile north of the recently upgraded A14 dual carriageway. The village has become increasingly popular in recent years, due to its fast road networks to both East and West. The village has a pleasant blend of properties ranging from large modern executive homes through to period dwellings. The properties are well spaced, and the village does benefit from a number of attractive wooded areas. The Primary School has an excellent reputation within the area, having approximately 100 pupils and has additional day care for the pre-school children. It serves Hinchingsbrooke School in Huntingdon as its Secondary School. Some of the top private schools in the country within a few miles (Oundle, Kimbolton, Oakham and Uppingham are not far away). The A1 is about 8 miles Southeast giving excellent dual carriageway access both north and south and to the A14 and the M11 beyond. An excellent main line commuter train service to London's Kings Cross is available at Huntingdon (approximately 10 miles) and St Neots (approx. 14 miles). Cambridge is around 28 miles away. It is also conveniently located for easy access to airports such as Luton, Stansted and East Midlands.

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

Guide Price £685,000

Kimbolton branch: 01480 860400
www.peterlane.co.uk Web office open all day every day





THE PROPERTY

An impressive, detached village residence, superbly positioned within an attractive Close on this sought-after development of quality homes, offering superbly proportioned accommodation, perfect for entertaining, for homeworking and for the growing or extended family.

The property offers high quality fittings and an outstanding standard of finish, including oak internal doors and a stunning kitchen/breakfast/dining room with a comprehensive range of cabinets and integrated appliances.

In brief, this fine home offers the discerning buyer a welcoming reception hall with guest cloakroom, sitting room with open fireplace and French doors to the garden, versatile second reception room, stunning fully fitted kitchen/breakfast room with bi-fold doors opening onto the garden terrace, and a separate laundry/utility room.

The first-floor galleried landing provides access to the five comfortable bedrooms. The principal bedroom features a full range of fitted wardrobes and an en suite shower, the second bedroom also has an en suite, making it an excellent guest room. The well-appointed family bathroom offers twin basins and bath with shower over.

Extensive car parking is available to the front of the double garage and there is also an EV charging point.



CANOPY PORCH

Composite front door with glazed panels and twin coach lamps.

RECEPTION HALL

Glazed door the rear garden. Radiator, built-in storage cupboard, recessed ceiling downlighters, oak panelled doors to all rooms (double opening to sitting room). Staircase to first floor galleried landing.

GUEST CLOAKROOM

Suite comprising vanity unit with basin, mixer tap and cupboard below, close-coupled WC. Tiled floor, attractive panelling to half-height, radiator, recessed ceiling downlighters.

SITTING ROOM

Open fireplace with granite hearth and timber surround, two radiators. Windows to front and side elevations and French doors opening onto the rear garden.

FAMILY ROOM

Radiator, window to front and window to side.

KITCHEN/BREAKFAST ROOM

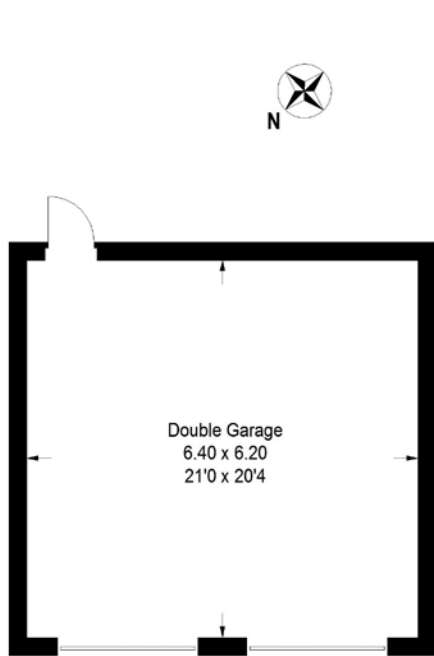
A stunning room offering wonderful entertaining space with bi-fold doors opening onto the garden terrace.

Superbly fitted with extensive Silestone quartz counters and upstands, Butler sink with mixer tap and a comprehensive range of cabinets with concealed lighting and appliances to include twin ovens, induction hob Silestone quartz splashback and extractor hood, integrated dishwasher, fridge and freezer, kick-space lighting, tiled floor and recessed ceiling downlighters.

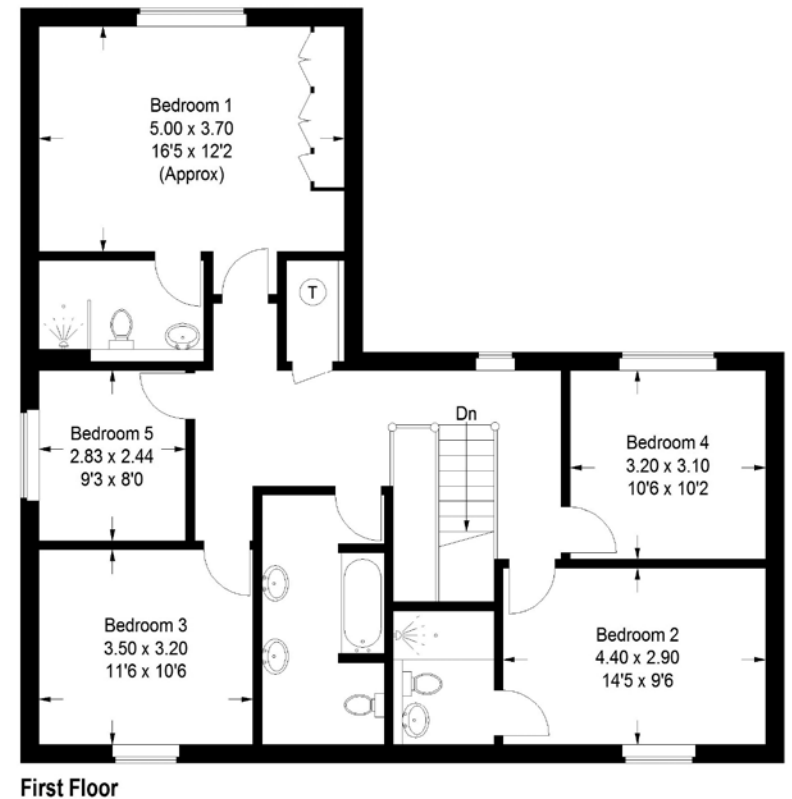
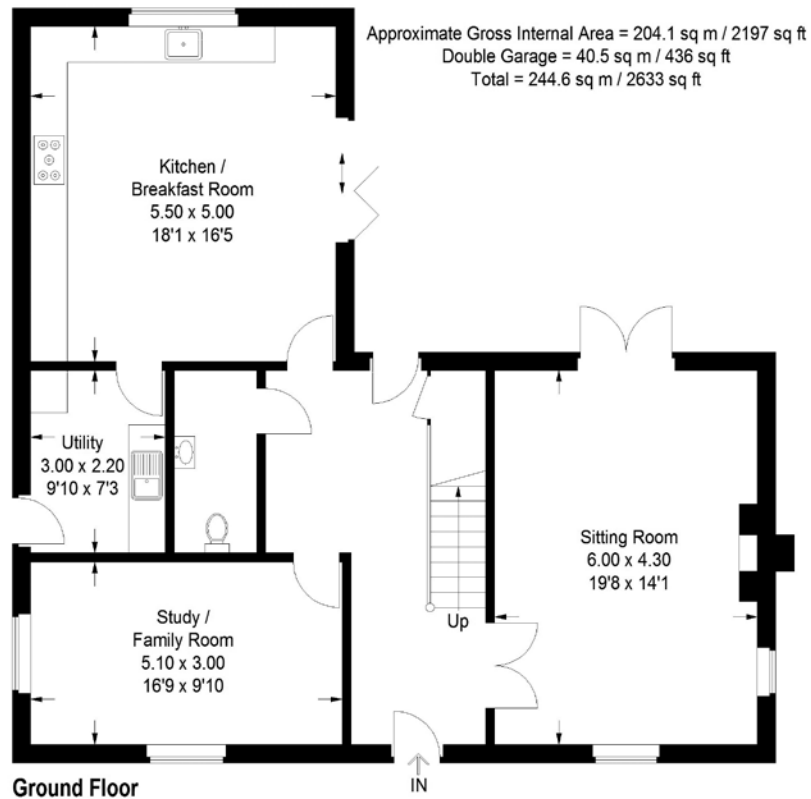
LAUNDRY/UTILITY ROOM

Countertop with inset sink and drainer, fitted cabinets, plumbing for washing machine and space for additional appliances, oil-fired boiler, tiled flooring, door to outside.





Outbuilding
(Not Shown In Actual
Location / Orientation)



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. (ID1161415)
 Housepix Ltd



FIRST FLOOR GALLERIED LANDING

Shelved airing cupboard housing mains pressure cylinder, radiator, access to loft space. Oak panelled doors, window to rear elevation.

BEDROOM ONE

Range of fitted full-height wardrobes with hanging and shelf space. Radiator, window to rear.

EN SUITE SHOWER ROOM

White suite comprising tiled double shower enclosure with thermostatically controlled Monsoon and hand shower fittings, pedestal washbasin with splashback and full-width mirror, close-coupled WC. Quality vinyl flooring, radiator/towel rail, recessed ceiling down lighters, extractor fan.

BEDROOM TWO

Window to front, radiator.

EN SUITE SHOWER ROOM

White suite comprising tiled double shower enclosure with thermostatically controlled Monsoon and hand shower fittings, pedestal washbasin with splashback and mirror, close-coupled WC. Quality vinyl flooring, radiator/towel rail, recessed ceiling down lighters and extractor fan.



BEDROOM THREE

Window to front, radiator.

BEDROOM FOUR

Radiator, window to rear.

BEDROOM FIVE

Radiator, window to side.

FAMILY BATHROOM

White suite comprising panelled bath with independent shower over, tiled surround and glazed screen, twin wall-hung basins with tiled splashback and vanity mirrors, close-coupled WC. Quality vinyl flooring, radiator/towel rail, recessed ceiling downlighters, extractor fan.

OUTSIDE

Neat frontage with lawn and shrub borders, with additional area of garden to the other side of the block paved drive. Ample car standing and access to the garage with external EV charging point. Gated access to the delightfully landscaped and pleasantly maturing garden with southerly aspect, enclosed by close



boarded fencing and offering a generous, secluded paved terrace, shrub beds and raised planters, greenhouse, outside lighting and water supply.

DOUBLE GARAGE

6.40m x 6.20m (21' 0" x 10' 4")

Twin up an over doors, personnel door, light and power, external light and EV charging point.

AGENT'S NOTES

The development encompasses attractive communal amenities, including the central green, tennis court and children's play area for which an annual charge is levied, believed to be in the region of £430 biannually. Peppercorn Rent charge of £1 pa until 2037.



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