

HIGHFIELD HOUSE

68 STATION ROAD • WARBOYS • PE28 2TH





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- Substantial Detached 1920's Home
- Four Double Bedrooms
- Living Room With Open Fireplace And Dining Room
- Kitchen/Family Room
- Extensive Private Rear Garden
- Triple Garage and Ample Parking
- Conveniently Positioned For Village Amenities
- No Onward Chain

This generous 1920's detached family home is located in the highly sought after Cambridgeshire village of Warboys which offers a fantastic range of facilities. The property offers over 2,000 sq ft of accommodation with a spacious living room with open fire place and a generous sized kitchen/family room. There is a galleried landing accessing four double bedrooms and box room.

There is an impressive private and mature gardens with off road parking provision, a triple garage and outbuildings with the potential for conversion (stpp). The rear garden is easterly facing and backs on to open fields with a high degree of privacy.

Viewing is advised and by appointment only.



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Price £730,000

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SOLID TIMBER DOOR TO RECEPTION HALL

Windows to either side, radiator, coving to ceiling, double doors to

INNER HALL

Stairs to first floor, under stairs storage cupboard, radiator, dado rail, coving to ceiling.

CLOAKROOM

Double glazed window to side, fitted in a two piece suite comprising low level wc and wash hand basin.

LIVING ROOM

17' 1" x 11' 11" (5.21m x 3.63m)

Double glazed sash walk in bay window to front aspect, central ceiling rose, coving to ceiling, central open stone fire place, two radiators, double doors to





DINING ROOM

12' 6" x 11' 11" (3.81m x 3.63m)

Double glazed sash walk in bay window to front aspect, central ceiling rose, radiator, coving to ceiling.

KITCHEN

13' 11" x 10' 9" (4.24m x 3.28m)

Double glazed window to rear aspect, timber work to ceiling, fitted in a comprehensive range of 'John Lewis' base, drawer and wall mounted units, corner shelf display units, wine rack, complementing work surfaces, one and a half bowl single drainer sink unit with mixer tap, integrated electric oven and hob with cooker hood over, pelmet lighting, complementing tiling, tiled flooring.

FAMILY ROOM

13' 11" x 12' 0" (4.24m x 3.66m)

A double aspect room with window to front aspect and double glazed sliding patio doors to rear, radiator, two wall light points, timber work to ceiling.

UTILITY ROOM

10' 2" x 7' 8" (3.10m x 2.34m)

Double glazed window to side aspect, oil fired central heating boiler serving hot water system and radiators, space and plumbing for washing machine, space for tumble dryer, base cupboard with complementing work surface, sink unit, complementing tiling, tiled flooring.



BOOT ROOM

9' 8" x 7' 5" (2.95m x 2.26m)

Double glazed windows to side and rear aspects, UPVC double glazed door to side, base and wall mounted units, electric heater, complementing work surface.

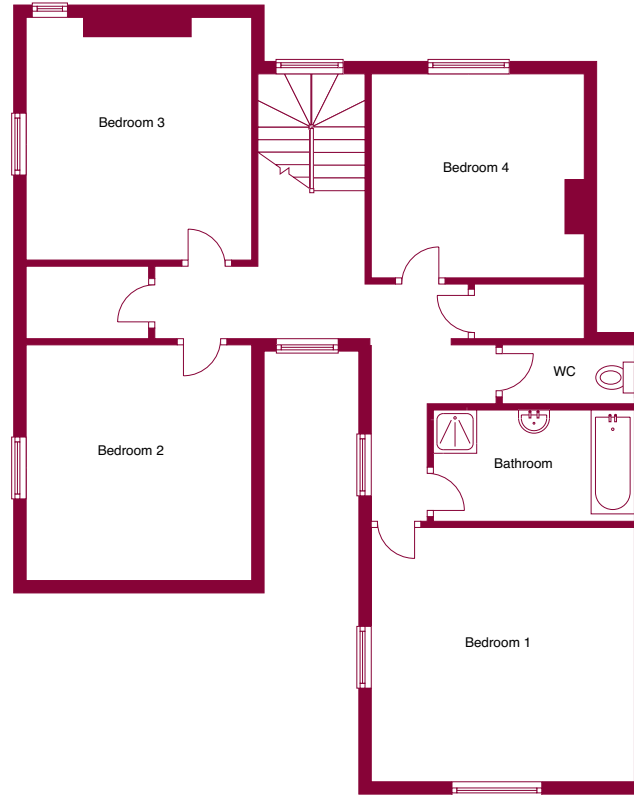
FIRST FLOOR LANDING

Double glazed feature arch window to side aspect, airing cupboard housing hot water cylinder and shelving.

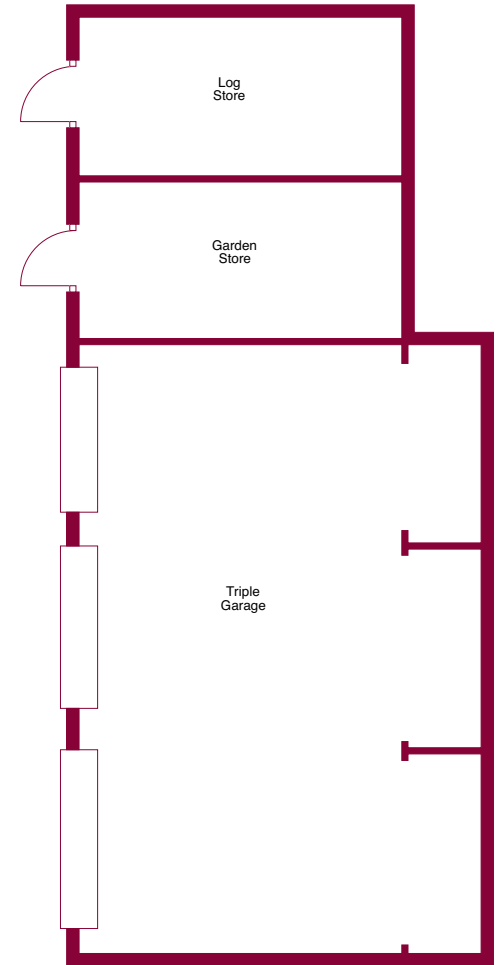
Ground Floor
Approx. 98.6 sq. metres (1061.5 sq. feet)



First Floor
Approx. 86.6 sq. metres (932.1 sq. feet)



Outbuilding
Approx. 91.6 sq. metres (985.7 sq. feet)



BEDROOM 1

13' 11" x 13' 5" (4.24m x 4.09m)

A double aspect room with double glazed windows to front and side aspects, two radiators, wardrobes with hanging and shelving, coving to ceiling.

BEDROOM 2

12' 10" x 12' 0" (3.91m x 3.66m)

Double glazed window to front aspect, wardrobes with hanging and shelving, radiator.

BEDROOM 3

12' 11" x 11' 11" (3.94m x 3.63m)

A double aspect room with double glazed windows to front and side aspects, wardrobes with hanging and shelving, radiator, coving to ceiling.

BEDROOM 4

11' 3" x 10' 10" (3.43m x 3.30m)

Double glazed window to side aspect, wardrobe with hanging and shelving, radiator.

BOX ROOM

Double glazed window to front aspect, access to loft space.

FAMILY BATHROOM

Double glazed window to rear aspect, fitted in a three piece suite comprising wash hand basin, panel bath, shower cubicle with independent shower over, complementing tiling, radiator.

CLOAKROOM

Double glazed window to rear aspect, fitted with low level WC.

OUTSIDE

The drive way provides ample parking provision and leads to the **Triple Garage** measuring 32' 3" x 17' 3" (9.83m x 5.26m) with three up and over doors, power and lighting. There is a **Log Store** and **Garden Store** each measuring 17' 3" x 8' 6" (5.26m x 2.59m) with power and lighting. The front garden is laid to lawn with a large, mature Wisteria, maturing plants, outside lighting and enclosed by panel fencing and hedging. Side gated access leads to the rear garden which is private with a patio area, outside tap and lighting, mature trees, established planting, laid to lawn and enclosed by panel fencing and mature hedging with open field views.

AGENTS NOTE

The property is serviced by oil fired central heating. Planning permission has been granted for a detached bungalow to the north side of the property which was formerly part of the grounds to Highfield House.

TENURE

Freehold
Council Tax Band - F





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