



**8 HILLSIDE CLOSE**  
ELLINGTON • PE28 0AR



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## AT A GLANCE

- Established, detached family home in popular village Close.
- Attractively remodelled, improved and refreshed.
- Over 1,600 square feet of accommodation with exceptional space for families, entertaining and homeworking.
- Generous garden with pleasant views over open fields.
- Welcoming reception hall with guest cloakroom.
- Comfortable sitting room with Aga wood burning stove.
- Versatile dining/family room with patio doors opening onto the garden terrace.
- Additional reception room – ideal as TV room, study/home office/hobbies room.
- Well-crafted and comprehensively fitted kitchen/breakfast room opening into the conservatory.
- Adjacent laundry/utility room.
- Principal bedroom with en suite, three additional bedrooms and family bathroom.
- Double garage and extensive additional parking.

## LOCATION

Ellington is a village and civil parish in Cambridgeshire, around 4 miles west of Huntingdon in Huntingdonshire, a non-metropolitan district of Cambridgeshire and historic county of England. The civil parish covers an area of 2,700 acres (1,100 hectares); much of it is grassland with some small woods in the south of the parish. Ellington sits within the catchment area for the outstanding Buckden C of E Primary school, which is just 3 miles, and Hinchingbrooke Secondary School being just over 4 miles away with its own dedicated coach service that transports children from the village each day. The village has a junction to the recently upgraded A14, giving excellent access to the A1 and onward to the M1/M6 and M11. Main line commuter train service to London's Kings Cross is available from both Huntingdon and St Neots. The airports of Stansted, Luton and East Midlands can be reached in just over an hour.

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Guide Price £495,000

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## THE PROPERTY

This generously proportioned family home is perfectly positioned in a delightful village Close, whilst offering excellent access to major road and rail links.

Recently refreshed, the property has been updated, improved and remodelled over the years by the present owners to offer over 1,600 square feet of comfortable accommodation, featuring excellent living/entertaining space and that all-important homeworking provision.

In brief, the layout comprises a welcoming reception hall with guest cloakroom, three versatile reception areas including sitting room with wood burning stove, dining/family room and study/home office, and generously proportioned, refitted kitchen/breakfast room with adjacent utility. There are four comfortable double bedrooms, including the spacious principal bedroom with well-appointed en suite bathroom, and a refitted family shower room. Set back from the road, the property fronts a fine plot with pleasantly maturing and delightfully private garden with field views.

## ACCOMMODATION IN BRIEF:

Hardwood front door a welcoming reception hall with guest cloakroom, staircase to the first floor with oak balustrade. Replacement pine internal doors throughout.

The well-proportioned sitting room features an attractive fireplace with raised, tiled hearth incorporating an AGA woodburning stove and double doors opening to the dining/family room with sliding patio doors opening onto the garden terrace, making it ideal for indoor/outdoor entertaining.

The kitchen/breakfast room has been fully refitted and remodelled and provides a comprehensive array of fitted cabinets and extensive countertop space including a breakfast bar, and is fully equipped with inset sink with mixer tap and a range of appliances to include Bosch double oven and grill, microwave, separate ceramic hob with stainless-steel extractor over, dishwasher and 'fridge. Tiled floor with electric underfloor heating, recessed ceiling downlighters.

Tiled flooring extends into the conservatory, with extensive glazing including two doors to the garden.

Adjacent to the kitchen will be found a practical laundry/utility room offering countertop with inset sink and mixer tap, fitted cabinets, plumbing for washing machine, tiled flooring and oil-fired central heating boiler.

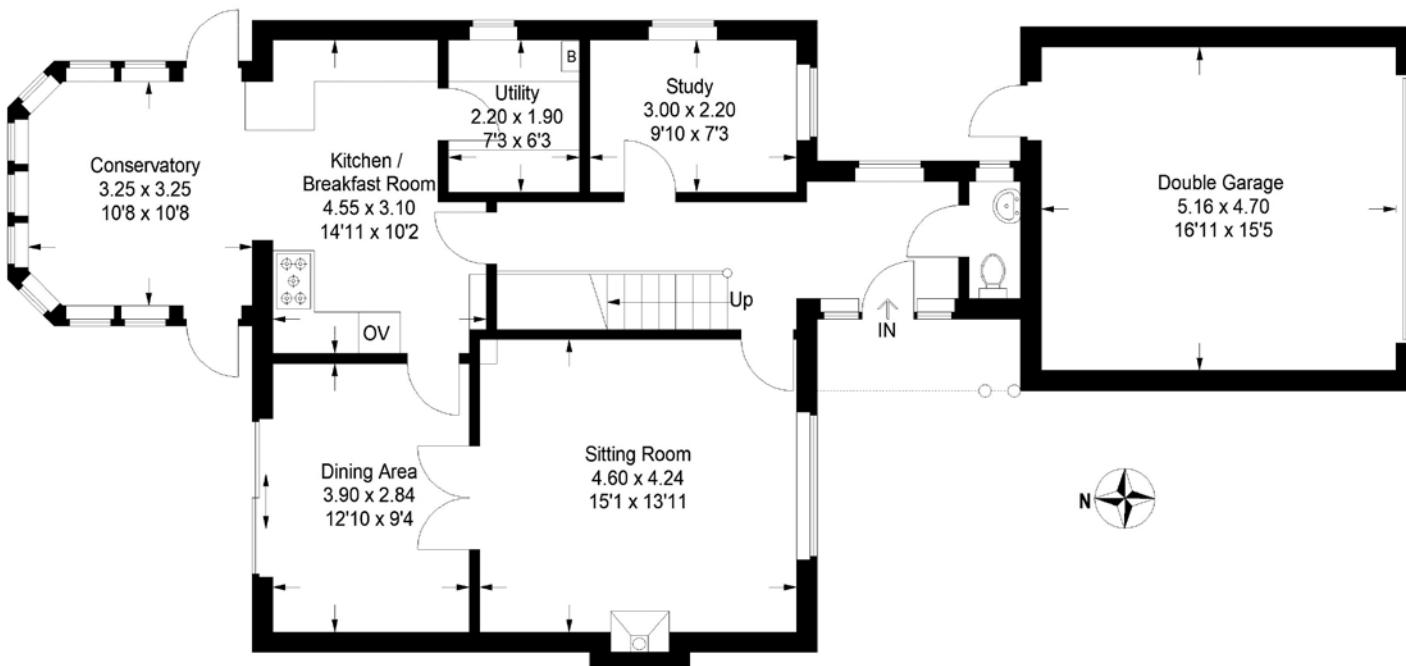
Back into the hallway and for those needing even more space, there is an additional reception room, currently used as a TV room and which would also make for a study/home office or hobbies room.

The first-floor landing houses an airing cupboard with mains pressure cylinder and there is a hatch to loft space.

There are four bedrooms, including three excellent doubles, with the principal bedroom featuring a range of fitted wardrobes, plus a well-appointed bathroom en suite with tiled floor and splash tiling to half-height.



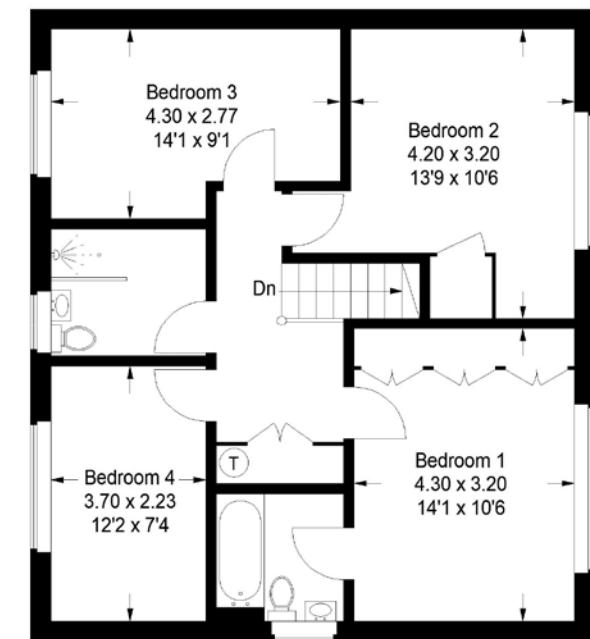
Approximate Gross Internal Area  
 148.8 sq m / 1602 sq ft  
 Double Garage = 24.8 sq m / 267 sq ft  
 Total = 173.6 sq m / 1869 sq ft



### Ground Floor

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. (ID1269482)

Housepix Ltd



### First Floor



The family bathroom has been refitted to comprise tiled double shower enclosure with glazed screen, pedestal washbasin with splash tiling to half-height, close-coupled WC and tiled floor.

## OUTSIDE

The property is set back from the road with deep lawned frontage, driveway providing extensive off-road parking and access to the double garage.

Gated access to the delightful rear garden offering a fine expanse of lawn bordered with mature shrubs, raised paved terrace and pleasant views over open fields.

## DOUBLE GARAGE

5.16m x 4.70m (16' 11" x 15' 5")

Electrically operated roller door, light and power, door to garden.

## BUYERS INFORMATION

To comply with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers at the point of agreeing a sale. We use the services of a third party and there is a nominal charge for this service. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.



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