



56 STATION ROAD

CATWORTH • PE28 0PE



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AT A GLANCE

- Exceptional village home with imposing elevations and stunning expanses of glazing.
- Over 2,750 square feet of well-planned accommodation arranged over three floors.
- Five double bedrooms and four bath/shower rooms.
- Welcoming reception hall with guest cloakroom.
- Comfortable separate sitting room.
- Fabulous open plan kitchen/dining/family with bi-folding and French doors opening onto the garden terrace.
- Stunning first floor seating area and balcony with uninterrupted countryside views.
- Principal bedroom with Juliet balcony, dressing room and full en suite bathroom.
- Delightfully private rear garden, double garage and additional driveway parking.
- Air-source heat pump with underfloor heating.

CATWORTH

The small rural farming village of Catworth is situated one mile south of the recently upgraded A14 giving excellent access to the A1, M1 and M6. It benefits from a mobile post-office service, Church, service station/garage, large playing field/pavilion with club house, football pitch, cricket pitch, Astroturf, play area, tennis and basketball court and a thriving village hall with many active community groups such as the Catworth Amateur Theatrical Society, Art Club, Cinema Club, monthly indoor Market, Pop-Up Pub and the Indoor Bowling Group.

Kimbolton, 3 miles to the south, provides a variety of shops, eateries and recreational facilities and one of the area's leading public schools. Both Huntingdon and St. Neots have mainline train stations to London's Kings Cross. Oundle, Cambridge, Peterborough and Northampton are within easy commuting distance. It is also conveniently located for easy access to airports, Luton, Birmingham, London City as well as Heathrow. Private airports can be found at an easy distance with Cambridge and Sywell being nearest.

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THE PROPERTY

One of just two outstanding homes built around five years ago by respected local builder Lilstone, this is an attractive contemporary village residence home of outstanding quality, with a wonderfully spacious and light interior and outstanding accommodation that would equally suit the larger family and those looking for a comfortable home with the added benefit of exceptional entertaining space.

Extending to over 2,750 square feet and arranged across three floors with a stunning expanse of glazing to the rear, the property features five bedrooms and four bath/shower room, with highlights including a fabulous main living/family area featuring a bespoke kitchen with granite counters, wood burning stove and bi-fold doors to the garden, plus a stunning principal bedroom suite with vaulted ceiling, dressing room, bathroom and juliet balcony overlooking the garden and countryside beyond.

It occupies a delightfully landscaped plot with split level lawn, specimen shrubs and extensive flagstone terracing. Private drive to front with off-road parking and large double garage.

GROUND FLOOR

Oak framed porch with flagstone floor with hardwood entrance door a glazed side screens providing access to the welcoming reception hall with tiled floor in natural stone, recessed downlighters, guest cloakroom and staircase with oak balustrade.

The focal point of the house is undoubtedly the stunning main living area, with its fabulous entertaining space, Porcelanosa tiled floor, wood burning stove and both French doors and bi-folding doors opening onto the garden terrace.

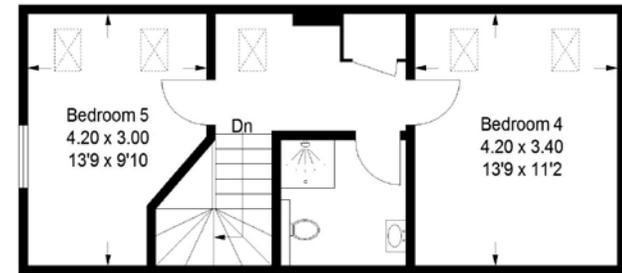
The finely crafted, fully bespoke kitchen area provides a comprehensive array of quality contrasting cabinets with granite counters and upstands and is fully equipped with a range of appliances to include twin ovens, ceramic hob with extractor over, dishwasher, full-height 'fridge and freezer, large central granite topped island incorporating a breakfast bar and featuring twin under-counter mounted sinks with mixer taps including pull out spray, wine cooler; Sonos speaker system, recessed ceiling downlighters and kick space lighting.

Fitted to complement the kitchen, a practical laundry/utility room with natural stone tiled floor, granite countertop with inset sink and mixer tap with pull out spray, space for washing machine and dryer, will be found adjacent to the kitchen.

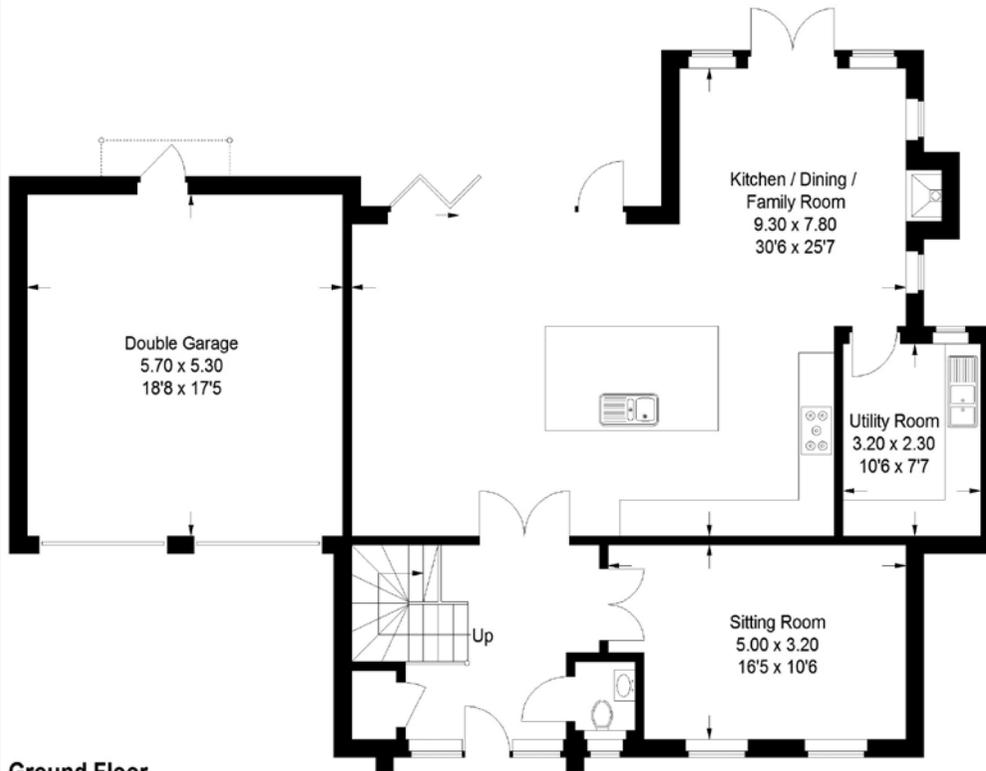
Finally, for those needing even more space, there is an additional reception room with oak flooring which currently serves as a sitting room.



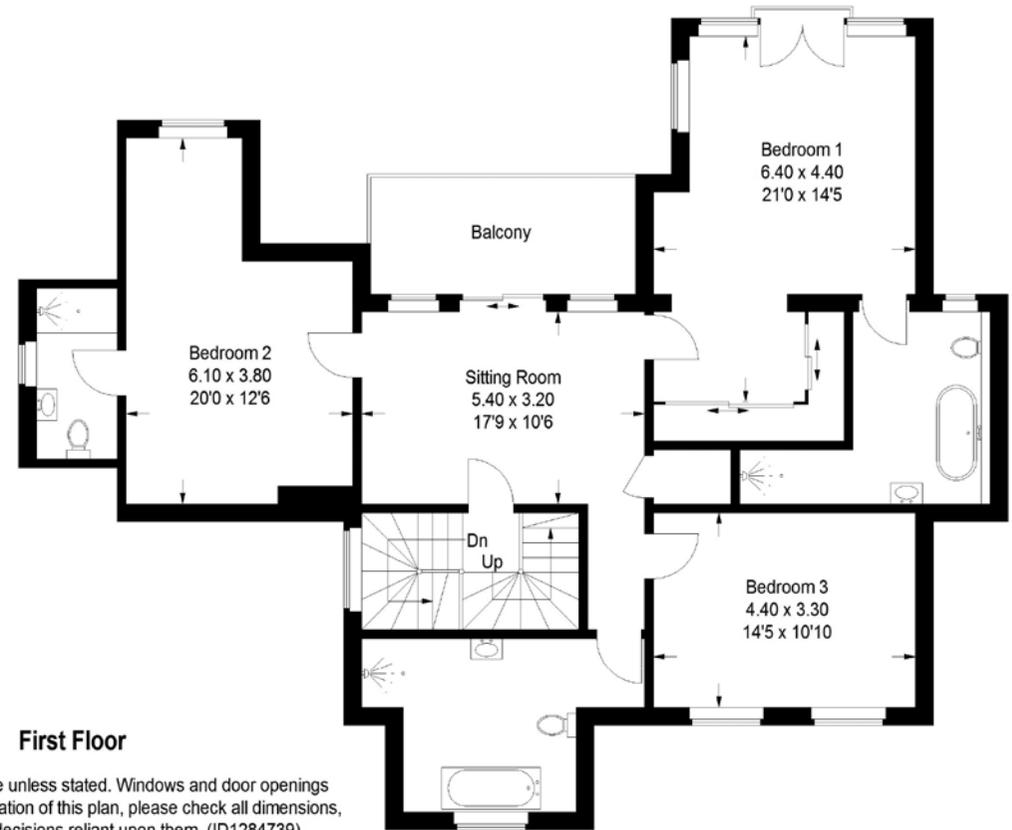
Approximate Gross Internal Area
 256.1 sq m / 2757 sq ft
 Garage = 30.8 sq m / 331 sq ft
 Total = 286.9 sq m / 3088 sq ft



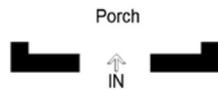
Second Floor



Ground Floor



First 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. (ID1284739)
 Housepix Ltd



FIRST FLOOR

The first-floor landing has a staircase to the second floor and also gives access to the large seating area/gallery with oak flooring and glazed sliding doors opening onto the external balcony overlooking the rear garden and open countryside beyond.

The exceptional principal bedroom features a wonderful, vaulted ceiling and Juliet balcony with outstanding, uninterrupted views to the horizon. The dressing area has a range of full-height fitted wardrobes and the en suite features extensive quality tiling and suite comprising free-standing double-ended bath, wall-hung basin with storage cabinets and vanity mirror, and WC with concealed cistern.

Bedroom two also offers en suite facilities with extensive Porcelanosa tiling, double shower enclosure, wall-hung basin with storage cabinets and vanity mirror, and WC with concealed cistern.

Bedroom three is an excellent double and is adjacent to the family bathroom, with extensive Porcelanosa quality tiling and suite comprising free-standing double-ended bath, wall-hung basin with storage cabinets and vanity mirror, and WC with concealed cistern.

SECOND FLOOR

There are two further bedrooms on the second floor, both doubles, which share the additional shower room with suite comprising shower enclosure, wall-hung basin with vanity mirror and storage cabinet below, and WC with concealed cistern.

OUTSIDE

The property is set back from the road with driveway providing parking/turning space and access to the double garage.

There is gated access to both sides of the property leading to the delightfully landscaped rear garden with split-level lawn, brick retaining wall, specimen shrubs and flagstone terrace.

DOUBLE GARAGE

5.70m x 5.30m (18' 8" x 17' 5")

Twin hardwood electrically operated doors, light and power, personal door.

BUYERS INFORMATION

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