

4 THE PENTELAWS

COVINGTON • PE28 0RY





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AT A GLANCE

- Individual split-level detached home in sought-after hamlet.
- Superior plot in excess of half an acre with mature, delightfully landscaped gardens.
- Welcoming reception hall with guest cloakroom and shower
- Four bedrooms, three bath/shower rooms.
- Wonderful main living and dining area with vaulted ceiling and wood burning stove.
- Conservatory with extensive glazing and French doors opening onto the garden terrace.
- Well-appointed kitchen/breakfast room with glazed door to covered terrace.
- Sweeping driveway with extensive off-road parking and double garage.
- Fully double glazed, oil-fired central heating.

Covington is a charming hamlet surrounded by rural countryside and close to the Three Shires Way. The area benefits from excellent road and rail links with the recently upgraded A14 providing access to the A1 M1/M6 and M11. Main line stations to London at Bedford (21 miles), Huntingdon (17 miles) and St Neots (13 miles). Stansted, Luton and East Midlands airports can be reached in just over an hour. Nearby, the historic market town of Kimbolton boasts one of the area's leading private schools, Kimbolton School, along with the well-regarded Primary Academy. There are shops and a cafe, pub/restaurant, Indian restaurant, doctor and dentist surgeries, veterinary practice, chemist, supermarket and garage.

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£700,000

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THE PROPERTY

This individual, attractively styled detached residence occupies an outstanding plot of over half an acre, enjoying delightful views over the surrounding rural landscape.

The property offers exceptionally versatile accommodation of undoubted quality that will satisfy the most demanding and discerning family, with both wonderful entertaining space and ample provision for homeworking.

Approaching 2,000 square feet, the well-planned layout features, in brief, reception hall with wood flooring and cloakroom with shower, sitting room with wood burning stove and a spacious dining room with doors to the conservatory which affords views over the beautiful gardens and countryside beyond. The kitchen/breakfast room has a wealth of quality cabinets, plus a glazed door opening onto the covered garden terrace.

There are four comfortable bedrooms, including an ideal guest room with en-suite shower, and a separate family bathroom. Approached via a sweeping drive, the property is set back from the road with ample off-road parking and a double garage.

RECEPTION HALL

Double glazed front door and side panels, wood flooring, radiator, built-in cloaks cupboard, steps up to main dormitory area.

GUEST CLOAKROOM AND SHOWER

Suite comprising tiled shower enclosure with glazed screen, washbasin and close-coupled WC. Tiled flooring.

KITCHEN/BREAKFAST ROOM

Fitted with extensive hardwood counters and a comprehensive range of Shaker style cabinets, inset ceramic one and a half bowl sink and drainer with mixer tap, contrasting tiled splashbacks, integrated dishwasher and fridge/freezer, plumbing for washing machine, range cooker with extractor hood over. Radiator, tiled floor, recessed ceiling downlighters. Windows to side and rear and glazed door to covered garden terrace.

DINING ROOM

Panelled, part-vaulted ceiling, range of built-in display cabinets and shelving, woodblock flooring, radiator and radiator with decorative cover, windows to rear, Glazed double doors to:

CONSERVATORY

Hardwood construction with extensive glazing, ceiling blinds, radiator, tiled floor, double doors to garden.

SITTING ROOM

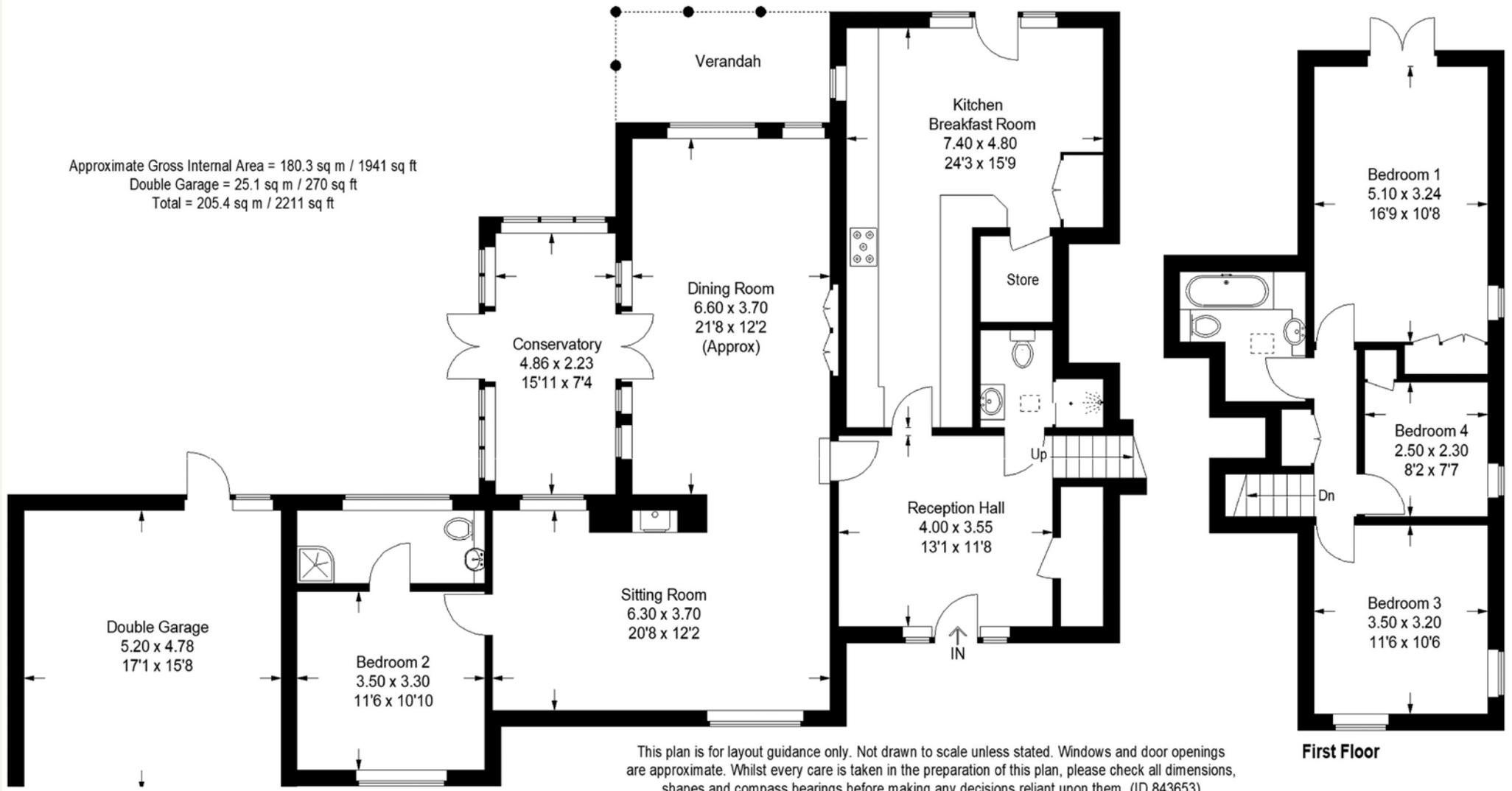
Panelled, part-vaulted ceiling, fireplace recess with raised tiled hearth incorporating wood burning stove, timber mantle, woodblock flooring, two radiators, full-height window to front and window to rear.

GUEST BEDROOM

Part-vaulted ceiling, radiator, window to front.



Approximate Gross Internal Area = 180.3 sq m / 1941 sq ft
 Double Garage = 25.1 sq m / 270 sq ft
 Total = 205.4 sq m / 2211 sq ft



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. (ID 843653)

Housepix Ltd

Ground Floor

First Floor



EN SUITE

Suite comprising tiled quadrant shower enclosure with glazed screen, vanity unit with washbasin and range of fitted cabinets, mirror and pelmet lighting, WC with concealed cistern. Heated towel rail, window to rear.

INNER HALL

Built-in cupboard.

BEDROOM ONE

Wood flooring, range of fitted wardrobes, radiator with decorative cover, window to side and French doors to garden.

BEDROOM THREE

Two radiators, windows to front and side.

BEDROOM FOUR

Built-in wardrobe, radiator, window to side.



FAMILY BATHROOM

Suite comprising panelled bath with mixer shower and fully tiled surround, vanity unit with washbasin and range of fitted cabinets, mirror and tiled splashback, WC with concealed cistern. Wood flooring, radiator/towel rail, recessed ceiling downlighters, extractor fan.

OUTSIDE GARDENS AND GROUNDS

The property is positioned centrally on a superior plot in excess of half an acre, within a small Close of just five individual properties surrounded by open countryside. A sweeping driveway leads to ample parking/turning space and the double garage. The landscaped gardens are well established and feature well-kept and extensive areas of lawn interspersed with a variety of mature trees and shrubs, ornamental beds and borders, small pond and split-level flagstone terrace with two covered areas, dome green house and timber garden shed, vegetable area, outside tap and courtesy lighting. Oil storage tank. The majority of the rear garden has post and wire fencing within the hedgerow, making it safe for animals and essentially 'dog proof'.



DOUBLE GARAGE

Double garage with electrically operated roller door, power and light, personal door and outside covered storage area.

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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