

# THE HOLLOWES

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HIGH HADEN ROAD • GLATTON • PE28 5RU





# THE HOLLOWES

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- Wonderful Versatile Family Residence
- Extended Accommodation
- Presented To An Exceptional Standard Throughout
- Air Conditioned Bedrooms
- Desirable Conservation Village
- Four/Five Bedrooms
- Annexe Options
- Re-Fitted Kitchen/Breakfast Room
- Stunning Gardens
- No Forward Chain

This wonderfully understated home offers truly stunning five bedroom accommodation incorporating potential annexe use too.

Thoughtfully re-configured and extended by the current owner the house offers substantial living space in excess of 2700 sq ft. The contemporary re-fitted kitchen is newly installed and all sanitary ware has been updated.

The house stands in lovely landscaped gardens and is positioned within a highly desirable conservation village.

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

**Guide Price £625,000**

**Huntingdon branch: 01480 414800**  
[www.peterlane.co.uk](http://www.peterlane.co.uk) Web office open all day every day





#### STAINED INSET PANEL DOOR

With glazed side panels accesses

#### RECEPTION HALL

12' 4" x 9' 4" (3.76m x 2.84m)

Stairs to first floor, bespoke under stairs storage cupboard, double panel radiator, mono chrome ceramic tiled flooring, inner door to

#### GROUND FLOOR BATHROOM

9' 0" x 7' 8" (2.74m x 2.34m)

Re-fitted in a quality contemporary three piece white suite comprising low level WC, vanity wash hand basin with mono bloc mixer tap and cabinet storage, free-standing Batteau bath with hand mixer shower and mixer tap, recessed lighting, coving to ceiling, heated towel rail incorporating radiator, extractor, UPVC window to side aspect, contemporary ceramic floor tiling.

#### STUDY/PLAY ROOM

10' 10" x 9' 2" (3.30m x 2.79m)

Double panel radiator, UPVC window to front aspect, coving to ceiling, engineered Oak flooring





#### LIVING ROOM

21' 4" x 13' 1" (6.50m x 3.99m)  
 A light double aspect room with UPVC windows to front and rear, two double panel radiators, TV point, telephone point, coving to ceiling, oiled Oak flooring.

#### FAMILY ROOM

21' 11" x 12' 5" (6.68m x 3.78m) incorporating **Dining Area**  
 A light double aspect room with UPVC window to front and rear aspects, three double panel radiators, central exposed brickwork chimney feature with inset wood burner with timber bressumer, recessed lighting, coving to ceiling, ceramic tiled flooring, open plan access to

#### KITCHEN/BREAKFAST ROOM

21' 0" x 12' 0" (6.40m x 3.66m)  
 Re-fitted in a range of contemporary base and wall mounted cabinets with complementing Quartz work surfaces, central dividing peninsular unit incorporating three stool breakfast bar with laminate work surfaces and up-stands, inset double bowl sink unit with mixer tap, fixed display shelving, Quooker boiling water tap, integral Bosch appliances incorporating double oven and combination microwave, induction hob with suspended extractor fitted above, contemporary ceramic tiling with copper detailing, integrated larder fridge, drawers and pan drawers, sliding bin storage, up-stands, integrated larder freezer, a selection of larder units, Anthracite contemporary vertical radiator, under stairs storage cupboard, recessed lighting, French doors to garden terrace and UPVC window to rear aspect, ceramic tiled flooring.



#### LAUNDRY

10' 6" x 6' 0" (3.20m x 1.83m)  
 Fitted in a range of base and wall mounted units with work surfaces and tiling, appliance spaces, ceramic tiled flooring.

#### LARGE WALK IN SHELVED PANTRY

6' 1" x 5' 1" (1.85m x 1.55m)

#### INNER HALL

Panel glazed door to front aspect, double panel radiator, access to loft space, recessed lighting, ceramic tiled flooring.

The Hollows High Haden Road Glatton Huntingdon PE28 5RU England

Approximate Gross Internal Area  
255.8 sq m / 2753 sq ft  
(Including Annexe)



□ = Reduced headroom below 1.5 m / 5'0"

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. (ID982534)  
Housepix Ltd

### LIVING ROOM AND KITCHENETTE

34' 5" x 14' 1" (10.49m x 4.29m)

A beautifully appointed room incorporating a well-fitted kitchen in a range of cream Shaker style cabinets with work surfaces and central dividing peninsular unit, corner shelf display unit, drawer units, pan drawers, electric cooker point, single drainer one and a half bowl ceramic sink unit with mixer tap, UPVC window to front aspect, recessed lighting, contemporary ceramic flooring. The living area is sub-divided with central vaulted ceiling with 'A' frame Oak timber work, bi-fold doors access terrace to the side, central free-standing log burner with tiled hearth, twin electric operated Velux sky lighting windows, double panel radiator, oiled Oak flooring. inner door to

### BEDROOM 2

13' 0" x 12' 3" (3.96m x 3.73m) UPVC window to garden aspect, double panel radiator, extensive wardrobe range incorporating three triple wardrobes with mirror panel doors, hanging and shelving and inner access to

### EN SUITE

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, chrome heated towel rail, screened shower enclosure with independent shower unit fitted over, extractor, recessed lighting, shaver point, ceramic tiled flooring.

### FIRST FLOOR LANDING

Recessed lighting, double panel radiator, UPVC window to garden aspect, shelved cupboard.

### SHOWER ROOM

7' 8" x 7' 3" (2.34m x 2.21m)

Re-fitted in a three piece contemporary white suite comprising low level WC, oversized screened shower enclosure with independent shower unit fitted over, surface mounted vanity unit with wall draining mixer tap, chrome heated towel rail, cabinet storage, Velux window to side aspect, non-slip ceramic tiled flooring.

### PRINCIPAL BEDROOM

16' 1" x 15' 6" (4.90m x 4.72m)

Independent air conditioning unit, access to loft space, recessed lighting, double panel radiator, UPVC window to garden aspect, inner access to

### EN SUITE SHOWER ROOM

9' 5" x 3' 11" (2.87m x 1.19m)

Re-fitted in a three piece white suite comprising low level WC, wall mounted wash hand basin with mixer tap, oversized screened shower enclosure with independent shower unit fitted over, chrome heated towel rail, extractor, recessed lighting, UPVC window to rear aspect, ceramic tiled flooring.

### BEDROOM 3

12' 4" x 11' 11" (3.76m x 3.63m)

UPVC window to side aspect, independent radiator, eaves storage cupboard, access to insulated loft space, double panel radiator, independent air conditioning unit, walk in wardrobe with hanging and shelving.

### BEDROOM 4

11' 0" x 10' 10" (3.35m x 3.30m)

Twin Velux windows to front aspect, wardrobe range, eaves storage cupboards, double panel radiator.

### BEDROOM 5

12' 10" x 9' 9" (3.91m x 2.97m)

Wardrobe range with hanging and shelving, double panel radiator, independent radiator and air conditioning unit, UPVC window to garden aspect.

### OUTSIDE

The front gardens are beautifully mature with an extensive gravel driveway giving provision for four to five vehicles. The garden is enclosed by a combination of low brick walling and constructed timber planter to the front with a large frontage measuring approximately 91' 10" x 44' 3" (27.99m x 13.49m) and is primarily lawned, stocked with a selection of ornamental shrubs and prepared beds edged in timber sleepers. There are some notable trees and the garden is enclosed by timber fencing.

### OUTSIDE REAR

The gardens are beautifully arranged with an extensive paved terrace to the side and rear, neatly edged beds in timber sleepers, outside power, lighting and tap. There is a stocked selection of evergreen and deciduous shrubs, rose beds and a paved seating area extends to the side garden with two timber sheds, bin store and gated access to the front, security lighting and poly carbonate oil tank





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