



CHURCH HOUSE

4 POUND CLOSE • SPALDWICK • PE28 0UH



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AT A GLANCE

- Outstanding village residence with handsome elevations and high-quality interior.
- Over 3,850 square feet of exceptional living space for families, entertaining and homeworking.
- Adaptable accommodation with ground and first floor areas ideal for extended family and guests.
- Five double bedrooms and four bath/shower rooms.
- Four reception rooms, all with French doors opening onto the garden.
- Wonderfully welcoming reception/dining hall.
- Recently remodelled and fully refitted bespoke kitchen/breakfast room.
- Walk-in pantry, adjacent laundry/utility room and cloakroom/WC.
- Temperature-controlled, glass-fronted wine Bodega.
- Private gated entrance to generous plot approaching half an acre with delightful wrap around gardens.
- Large double garage and substantial range of useful outbuildings.

Church House is an elegant and generously proportioned country residence, offering bespoke, high-quality accommodation with a beautifully bright and spacious interior. Perfectly suited to both growing or extended families and those seeking a modern, comfortable home, it provides exceptional entertaining spaces and superb facilities for home working.

Recently refreshed by the current owners, including a fully remodelled and equipped breakfast kitchen, the property spans over 3,850 square feet. Upon entering, you're welcomed by a vast reception/dining hall that sets the tone for the home. There are three additional reception rooms, a practical laundry/utility room, a walk-in pantry, and a guest cloakroom. The principal bedroom is a luxurious retreat, featuring a dressing area, walk-in wardrobe, and an en suite bathroom. With five bedrooms and four bath/shower rooms, the home offers a versatile layout, with two areas that could easily be transformed into separate suites or annex accommodation for guests or extended family.

Tucked away in a peaceful setting, Church House is accessed via electronically operated gates and sits within delightful wraparound gardens, extending to nearly half an acre. These gardens were once part of the grounds of the Old Rectory and can be enjoyed through French doors from all the principal ground-floor rooms. This home perfectly blends timeless charm with modern living, offering both comfort and privacy in an idyllic country setting.



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Guide Price £1,500,000

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RECESSED FRONT PORCH

Flagstones, hardwood panelled front door with glazed side screens.

RECEPTION AREA AND DINING HALL

French doors opening onto the rear garden. Travertine floor tiles, feature carved stone open fireplace with shield detailing, commanding oak staircase, half-landing with full height window overlooking the gardens, continuing to first floor galleried landing. Under stairs cupboard, wall mounted alarm panel, recessed ceiling downlighters and surround sound connections.

INNER LOBBY

Travertine floor tiles.

GUEST CLOAKROOM

Suite comprising washbasin and WC with concealed cistern. Extractor fan, travertine floor tiles.

GLASS FRONTED WINE BODEGA

With 'Wine Guardian' temperature control unit, extensive wine racking and storage, decorative tiled floor.

KITCHEN/BREAKFAST ROOM

Fully remodelled and carefully crafted refitted with marble counters and upstands and a comprehensive range of bespoke, contrasting painted cabinets, double Butler sink with Quooker multi-function tap, two oven Aga, adjacent conventional oven and induction hob with pelmet extractor fan, additional integrated Miele appliances to include dishwasher, combination steam oven, warming drawer and coffee maker. Dresser style unit with hardwood counter and glazed display cabinets, marbled topped central island incorporating breakfast bar with bin drawers and pendent lighting over. Hardwood table with accompanying upholstered chairs and booth style bench seat. Porcelain tiled floor, recessed ceiling downlighters and French doors opening onto the garden.

WALK-IN PANTRY

With cold shelf and additional shelving. Door to garage.

LAUNDRY/UTILITY ROOM

Fitted to complement the kitchen with counter space, fitted cabinets, sink and drainer, plumbing for washing machine and space for dryer/additional appliances. Door to outside (front).

DRAWING ROOM

Two sets of French doors opening onto garden.

Oak double doors from dining hall, carved stone fireplace with inset wood burner-style electric fire, recessed ceiling downlighters. Door to:

INNER HALL

Providing access to area ideal as annexe/guest accommodation.

Recessed ceiling downlighters, airing cupboard with mains pressure cylinder.

OFFICE

French doors opening onto the garden.

SHOWER ROOM

Suite comprising tiled double shower enclosure with glazed screen, pedestal washbasin and close coupled WC. Storage cabinet, shaver socket, radiator/heated towel rail, tiled floor.

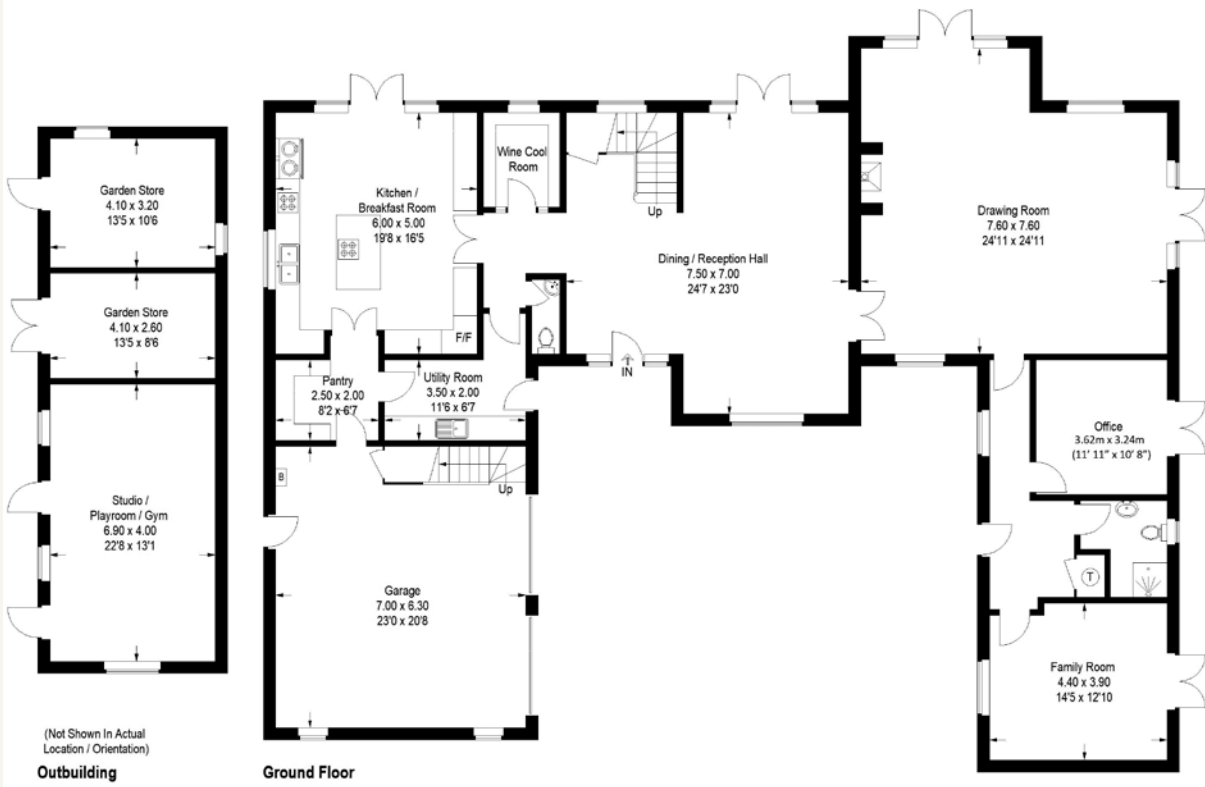
FAMILY ROOM/OCCASIONAL BEDROOM

French doors opening onto the garden.

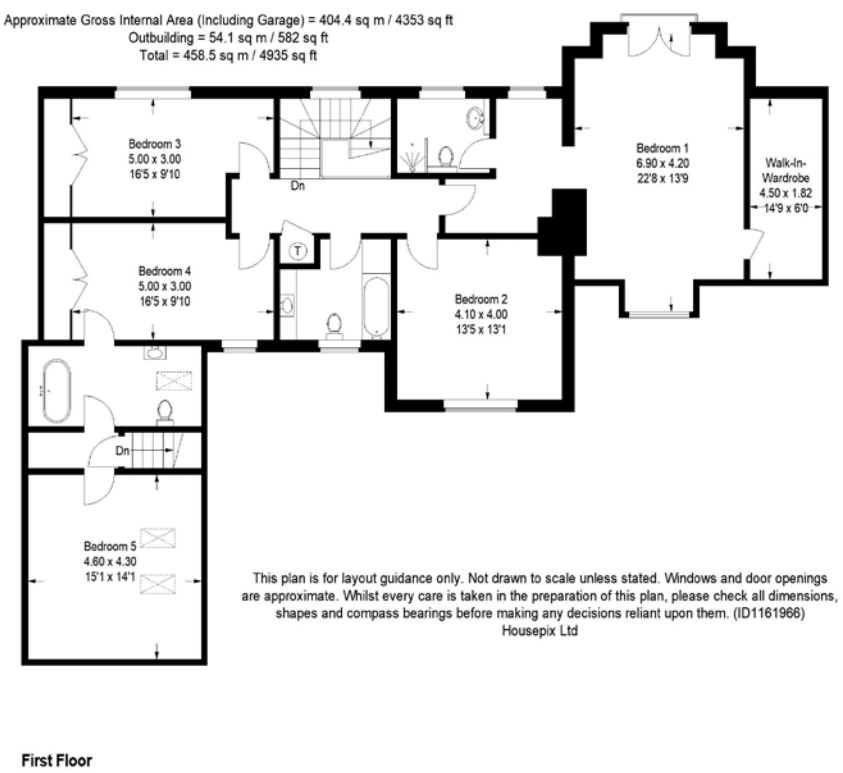
FIRST FLOOR GALLERIED LANDING

Airing cupboard housing mains pressure cylinder. Recessed ceiling downlighters.





Approximate Gross Internal Area (including Garage) = 404.4 sq m / 4353 sq ft
 Outbuilding = 54.1 sq m / 582 sq ft
 Total = 458.5 sq m / 4935 sq ft





PRINCIPAL SUITE With lobby/dressing area.

BEDROOM

Glazed double doors overlooking the garden with wrought iron Juliet balcony.

WALK IN WARDROBE

Hanging rails and shelving, recessed downlighters, access to eaves storage.

EN SUITE BATHROOM

With underfloor heating and suite comprising double walk-in tiled shower enclosure with glazed screen, wall-hung Utopia sink and cabinet, closed coupled WC. with concealed cistern and. Tiled floor, radiator/towel rail, recessed downlighters.

BEDROOM TWO & BEDROOM THREE

Both excellent doubles, one with fitted wardrobes.

FAMILY BATHROOM

Tile floor with underfloor heating and suite comprising panelled bath with independent shower over and glazed screen, Silestone quartz counter with inset washbasin and fitted storage cabinets, close coupled WC. Vanity mirror, shaver socket.

BEDROOM FOUR

With double wardrobe. Door to:

JACK & JILL BATHROOM

Suite comprising free standing oval bath and mixer tap, hardwood counter with wash bowl and fitted cabinet, close coupled WC. Radiator/towel rail, shaver point, tiled floor.

LOBBY

(Door to stairs leading down to the double garage).

Door to:

BEDROOM FIVE

This area is again ideally suited for use as annexe/guest accommodation.

GARDENS, GROUNDS AND OUTBUILDINGS

One of the features of Church House is the wonderful outdoor environment. Approached via double electrically operated gates and gravelled drive, the property occupies a superior plot approaching half an acre, with predominantly south and south-easterly aspects and attractively landscaped 'wrap-around' gardens fully enclosed by fencing and mature hedgerow with a fine expanse of lawn, interspersed with a variety of trees and shrubs, full-width flagstone patio, pathways and seating areas, including a raised and secluded terrace. External security and amenity lighting, two outside taps and electric points.

DOUBLE GARAGE

7.00m x 6.30m (23' 0" x 20' 8")

Electrically operated up and over, separate personnel door and access to main house. Light and power connected.

BRICK AND SLATE OUTBUILDING

Comprising:

GARDEN STUDIO/PLAYROOM/GYM: 6.04m x 3.99m (19' 10" x 13' 1") Power and light connected, recessed ceiling downlighters.

GARDEN STORE 1: 3.99m x 3.28m (13' 1" x 10' 9")

GARDEN STORE 2: 3.99m x 2.63m (13' 1" x 8' 8")

SOLAR PANELS

The owners currently enjoy the benefit of an income from 13 Solar panels situated on the main house and outbuildings.

LOCATION

The desirable village of Spaldwick is situated just off the recently upgraded A14 and about four miles north of Kimbolton. The village has a church, primary school with playgroup, an excellent public house/restaurant and services with petrol station, convenience store, Costa and Greggs. The secondary school for Spaldwick catchment is Hinchingsbrooke in Huntingdon. The A1 is about 4.5 miles to the east, giving excellent dual carriageway access both north and south, M11/M6 to the west and A14/M11 east. Main line commuter train service to London's Kings Cross is available at Huntingdon (approx. 7 miles) and St Neots (approx. 12 miles). Bedford is approximately 19 miles and Cambridge 25 miles away. The airports of East Midlands, Stansted and Luton can be reached in a little over an hour.



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