



2

2 STATION ROAD

TILBROOK • PE28 0JT



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AT A GLANCE

- Handsome and generously proportioned detached village residence.
- Set back from the road on generous plot with delightfully landscaped gardens.
- Over 2,700 square feet of quality accommodation, recently improved and enhanced by the original owners.
- Five comfortable bedrooms, well-appointed en suite and family bathrooms.
- Fabulous living space with areas for dining, homeworking, hobbies and indoor/outdoor entertaining.
- Well-crafted, fully remodelled and refitted kitchen/breakfast room and adjacent utility room.
- room.
- Welcoming reception hall with guest cloakroom.
- Private driveway with extensive parking/turning space and double garage.
- EPC rated - D

LOCATION

The attractive village of Tilbrook is situated west of Kimbolton on the B645, is a sociable community with an active village hall and parish council, along with a Church, recreation ground with children's play area and pop-up pub. Conveniently situated for road and rail links, main routes such as the recently upgraded A14, the A1, A428, A6, M1 and M6 are all within easy reach, with nearby Bedford, Huntingdon and St Neots offering mainline commuter service to London. The market town of Kimbolton boasts one of the area's leading private schools, along with the well-regarded Kimbolton Primary Academy. It has a variety of shops and cafes, pub/restaurant and Indian restaurant, dentist and doctor's surgeries, chemist, veterinary practice, garage and supermarket. The University City of Cambridge lies less than 30 miles to the east with a guided 'bus service running from St Ives. Luton, Stansted and East Midlands airports are approx. one hour away. Nearby Stanwick Lakes offers extensive play areas to keep families entertained, with acres of wide-open spaces and paths for walkers and cyclists as well as a café and visitor centre. Rushden Lakes shopping centre features a variety of shops and eateries from department stores to everyday essentials, a wide variety of restaurants and cafés and activities including indoor climbing and trampolining, a soft play facility and multiplex cinema.

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Guide Price £845,000

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THE PROPERTY

This fine village residence has been carefully upgraded and refreshed by the original and still current owners to create an attractive and comfortable family home of undoubted 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, homeworking and guest space.

Extending to over 2,700 square feet, the property features five bedrooms with en suite and family bathrooms – both with bath and separate shower – and an ideal guest bedroom offering a WC en suite. Further highlights include a bespoke kitchen/ breakfast room with granite counters, and an excellent sitting room and dining/family room all located to the rear of the house to take full advantage of the views of the garden.

The property occupies a generous plot with deep frontage and gated access to the extensive cobbled parking/turning space and the double garage, and delightfully landscaped gardens with patio, pathways and seating areas.

ACCOMMODATION IN BRIEF:

Covered entrance porch and hardwood panelled door providing access to the welcoming reception hall featuring tiled floor, recessed ceiling downlighters, guest cloakroom and staircase with hardwood balustrade to the first-floor galleried landing.

The generously proportioned, dual aspect sitting room has an attractive, raised brick and tiled fireplace which houses a multi-fuel stove, wall lights and recessed ceiling downlighters and glazed sliding doors which open onto the garden terrace. The adjoining dining room is ideally suitable for those more formal occasions and features wall and pendent lighting and windows overlooking the garden.

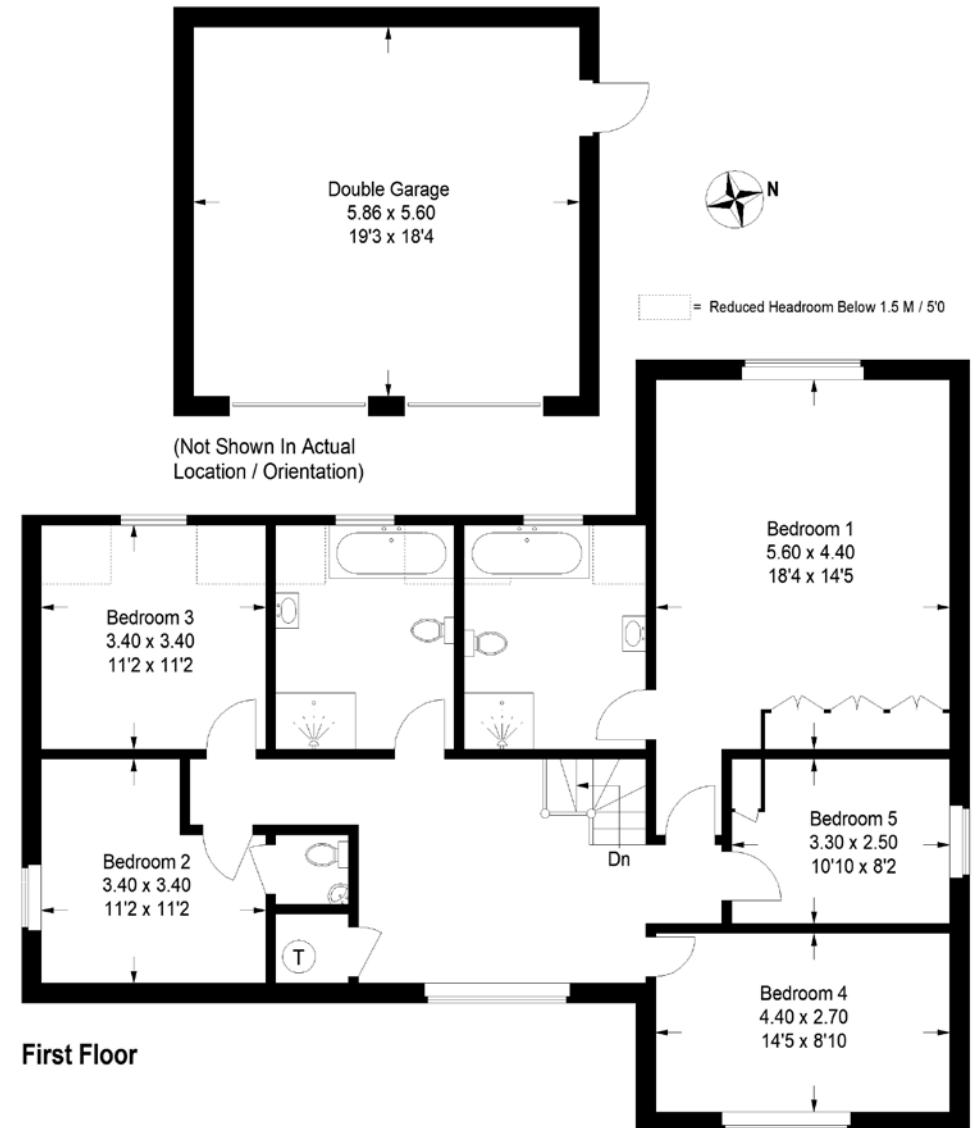
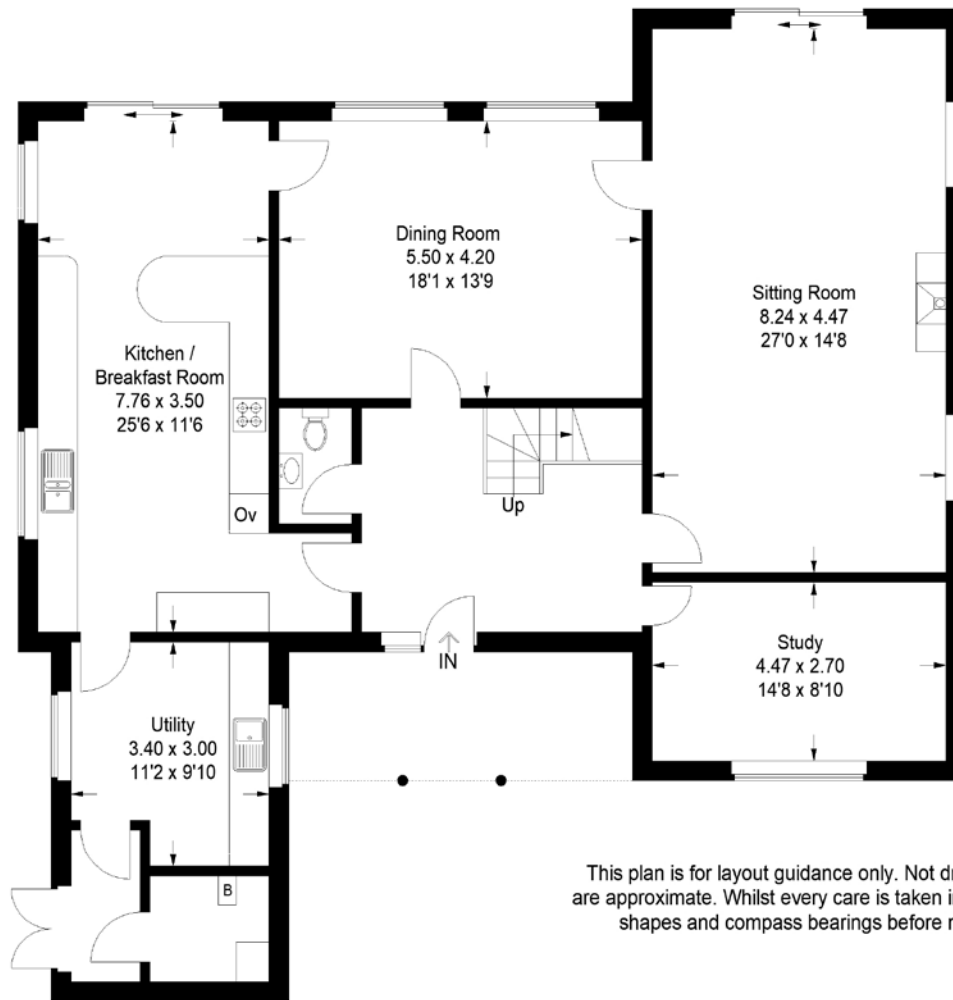
The finely crafted, fully bespoke kitchen/breakfast room provides a comprehensive array of quality cabinets with granite counters and upstands and is fully equipped with a range of appliances to include twin Bosch ovens (conventional and combination oven/microwave) and warming drawer, AEG induction hob with extractor over; dishwasher, under-counter mounted sink with mixer tap, recessed ceiling downlighters, Karndean flooring and a seating area with patio doors opening onto the garden, making this an ideal area for indoor/outdoor entertaining.

The adjacent laundry/utility room with practical tiled flooring has been refitted with a range of cabinets to complement the kitchen, with inset sink and mixer tap, space for washing machine, dryer and fridge/freezer. Tiled flooring continues into the rear hall, with cloaks hanging space and door to the side garden, and the cupboard housing the oil-fired central heating boiler (replaced in December 2023) and water softener.

Back into the entrance hall, for those needing even more space - perhaps for homeworking or hobbies - there is an additional study/office with fitted desk unit, cupboards and shelving.



Approximate Gross Internal Area
 252.7 sq m / 2720 sq ft
 Double Garage = 33.4 sq m / 359 sq ft
 Total = 286.1 sq m / 3079 sq ft



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. (ID1212173)
 Housepix Ltd

Ground Floor



The spacious first-floor galleried landing has a window facing the front, airing cupboard and hatch with ladder to the part-boarded loft space.

The exceptional principal bedroom has a full range of fitted wardrobes and shelving, along with a well-appointed en suite bathroom with suite comprising bath, separate shower enclosure with power shower, countertop with inset basin and fitted cupboards and close-coupled WC. Fitted radiator/towel rail, tiled walls and quality vinyl flooring.

Bedroom two has a useful en suite WC and washbasin, making it ideal for guests, and there are three additional bedrooms offering space and flexibility. The family bathroom has been fully remodelled and refitted with extensive quality tiling, Karndean flooring and suite comprising oval bath, separate quadrant shower enclosure with electric shower, countertop with washbasin and drawers below and close-coupled WC.

OUTSIDE

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

There is gated side access to the delightfully landscaped rear garden with full-width patio/terrace, well-tended area of lawn with shaped borders and beds with specimen shrubs, paved pathway and gravelled pathway with pergolas meandering through the 'secret garden'. Paved side area with outside tap, door to the garage and passageway to the front.

DOUBLE GARAGE

5.86m x 5.60m (19' 3" x 18' 4")

Twin up and over doors, light and power, ladder access to eaves storage.

BUYERS INFORMATION

To comply with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.



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