

THE PADDOCKS

8 SAWTRY ROAD • GLATTON • PE28 5RZ





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- Stunning Family Residence
- Versatile Three Storey Configuration
- Re-Fitted Sanitary Ware
- Immaculate Presentation Throughout
- Detached Barn Incorporating Garaging, Workshop And Stable
- Hugely Desirable Conservation Village
- Extended Accommodation Approaching 2,500 sq ft
- Re-Fitted Kitchen With Integrated Appliances
- Air Source Heat Pump
- Landscaped And Private Gardens
- OKI CCTV Security Camera System
- No Forward Chain

The Paddocks is an exceptional, individual home offering beautifully appointed, extended accommodation arranged over three floors. Offering immaculately presented 2500 sq ft of family space the house has been massively improved by the existing owner with wonderful attention to detail throughout.

The first floor provides an impressive master suite and adjoining en suite bathroom, two further bedrooms and a shower room. The second floor provides additional bedroom accommodation or indeed a separate guest suite incorporating bedroom, dressing room and adjoining en suite. The ground floor gives four generous reception rooms including an impressively proportioned 28' x 15' garden room. The kitchen has been thoughtfully redesigned and re-fitted with high end appliances and quartz work tops with a well-appointed laundry room/cloakroom.

Outside the property stands in private, gated and landscaped gardens with a large brick paviour frontage giving parking provision for several vehicles. The rear gardens are accessed via double electric gates with a further gravel driveway and parking area for numerous vehicles, motorhome or caravan. There is a substantial pantile timber barn incorporating triple garaging, workshop and stable which gives an array of uses. The grounds are thoughtfully arranged and stocked, private and mature.

Overall The Paddocks is a wonderful house offering substantial and versatile accommodation positioned within one of our most desirable local villages. Our clients are presenting a straightforward purchasing opportunity offering the house with no forward chain.

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

OIEO £750,000

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INTEGRAL STORM CANOPY OVER

UPVC Leaded light panel door accessing

RECEPTION HALL

13' 3" x 11' 7" (4.04m x 3.53m)

Two double panel radiators, coving to ceiling, oiled Oak flooring.

DINING ROOM

14' 0" x 12' 1" (4.27m x 3.68m)

Georgian bar UPVC window to front aspect, double panel radiator, coving to ceiling, laminate flooring.

INNER HALL

Double panel radiator, Georgian bar UPVC window to side aspect, coving to ceiling, stairs to first floor with under stairs cloaks cupboard.

STUDY

14' 1" x 9' 9" (4.29m x 2.97m)

UPVC Georgian bar window to front aspect, double panel radiator, TV point, telephone point, coving to ceiling.

CLOAKROOM

8' 7" x 6' 3" (2.62m x 1.91m)

Incorporating **Utility Room**. Fitted in a range of Shaker style base units with Butchers block Oak work surfaces, inset sink unit, ceramic tiling, double panel radiator, UPVC Georgian bar





window to side aspect, internal joinery re-fitted in natural Oak, coving to ceiling, recessed lighting, contemporary ceramic tiled flooring.

SITTING ROOM

18' 6" x 12' 8" (5.64m x 3.86m)

A double aspect room with UPVC Georgian bar window to side and internal French doors to **Garden Room**, central natural stone fireplace, TV point, telephone point, wall light points, two double panel radiators, coving to ceiling, oiled Oak flooring.

KITCHEN

13' 9" x 12' 0" (4.19m x 3.66m)

Beautifully re-fitted in a range of contrasting contemporary grey units topped in Quartz with ceramic tiled surrounds, inset one and a half sink unit with mono bloc mixer tap, waste disposal unit, UPVC Georgian bar window to side aspect, integral plate rack, display shelving, glass fronted display cabinets, under unit lighting, integral wine rack, further back lit display cabinets, heated towel rail, plumbing and space for American style fridge freezer, a selection of high end integrated Neff appliances incorporating combination microwave, warming drawer, conventional Slide And Hide oven, a large selection of drawer units incorporating pan drawers, skirting level LED lighting, integral wine cooler, integrated automatic dishwasher, sliding spice racks, sliding shelf larder unit, twin carousel units, recessed lighting, ceramic tiled flooring, UPVC French doors access

GARDEN ROOM

28' 8" x 14' 11" (8.74m x 4.55m)

Of brick based and UPVC double glazed construction, twin air-conditioning/heating units, twin French doors accessing garden terrace to the rear, wall light points, custom fitted blinds, a stunningly proportioned room effectively incorporating three living areas, composite flooring

FIRST FLOOR GALLERIED LANDING

Coving to ceiling, UPVC Georgian bar picture window to side aspect, stairs to second floor.

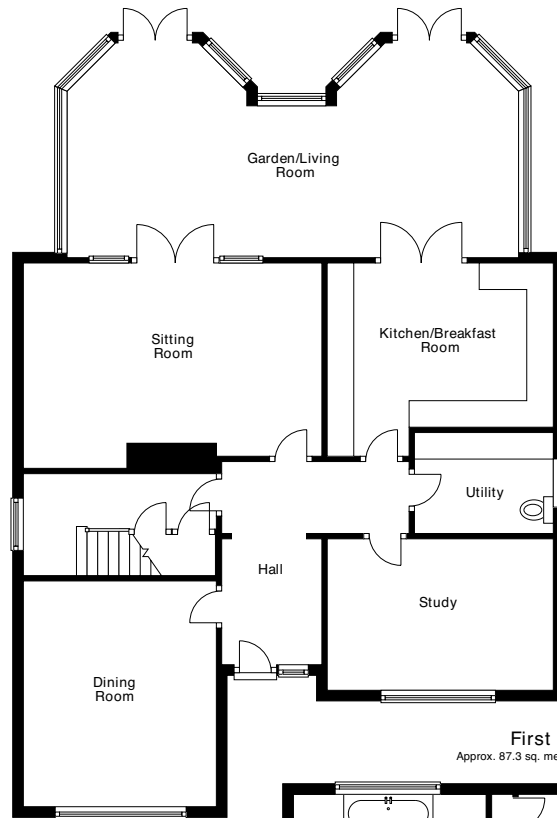
FAMILY SHOWER ROOM

6' 3" x 5' 2" (1.91m x 1.57m)

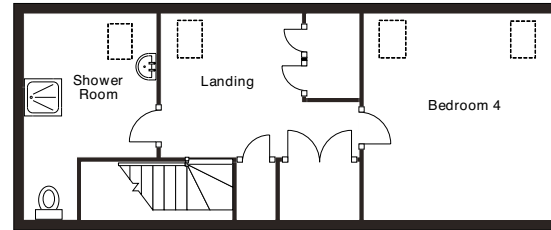
Re-fitted in a contemporary three piece white suite comprising low level WC with concealed cistern, vanity wash hand basin



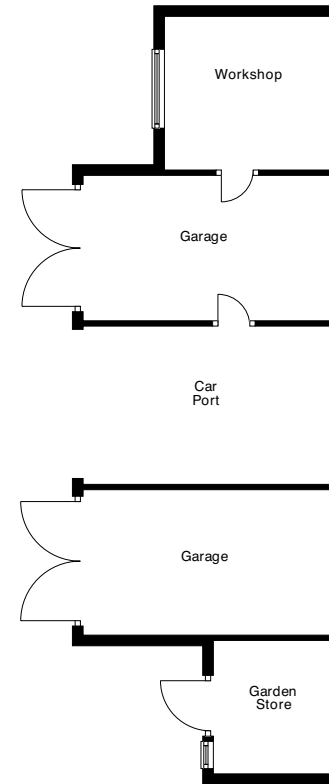
Ground Floor
Approx. 118.9 sq. metres (1279.7 sq. feet)



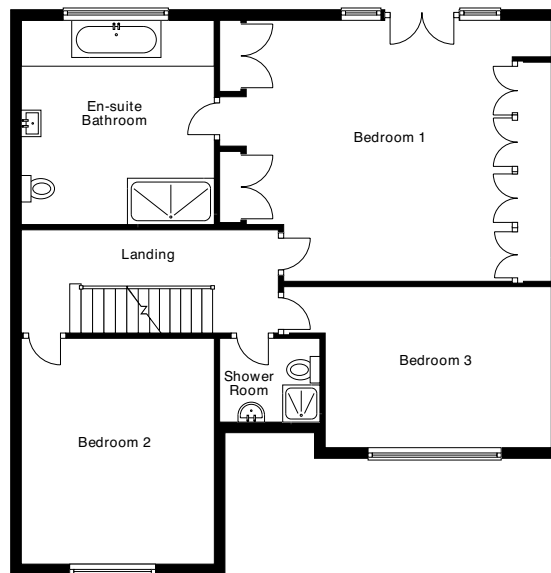
Second Floor
Approx. 38.6 sq. metres (415.3 sq. feet)



Outbuilding
Approx. 56.4 sq. metres (607.5 sq. feet)



First Floor
Approx. 87.3 sq. metres (939.6 sq. feet)



with mono bloc mixer tap, screened shower cubicle with independent shower unit fitted over, over lit vanity unit, chrome heated towel rail, ceramic tiled flooring.

PRINCIPAL BEDROOM

20' 4" x 16' 5" (6.20m x 5.00m)

An impressively proportioned room with TV point, telephone point, French doors and UPVC Georgian bar window to garden aspect with Juliette balcony, twin contemporary vertical radiators, extensive bespoke wardrobe range incorporating hanging and shelving, air conditioning unit, coving to ceiling, inner door to

LUXURY EN SUITE BATHROOM

12' 9" x 12' 2" (3.89m x 3.71m)

Beautifully re-fitted in a four piece white suite comprising oversized walk in shower enclosure with independent shower unit fitted over, heated towel rail, low level WC, oversized vanity wash hand basin with mixer tap with cabinet storage and drawer units, double ended inset spa bath, extensive tiling with natural stone contour border tiling, recessed lighting, extractor, double panel radiator, UPVC Georgian bar window to rear aspect, ceramic tiled flooring.

BEDROOM 2

16' 10" x 10' 2" (5.13m x 3.10m)

Double panel radiator, UPVC double glazed Georgian bar window to front elevation, coving to ceiling.

BEDROOM 3

14' 1" x 11' 10" (4.29m x 3.61m)

Double panel radiator, coving to ceiling, UPVC Georgian bar window to front aspect.

SECOND FLOOR LANDING

DRESSING ROOM

12' 4" x 9' 11" (3.76m x 3.02m)

Velux window to garden aspect, extensive range of cupboard storage incorporating double wardrobe with hanging and storage space, access to eaves, airing cupboard housing shelving, heating control water system and water cylinder, laminate flooring.

BEDROOM 4

13' 7" x 11' 11" (4.14m x 3.63m)

Twin Velux windows to garden aspect, access to eaves, double panel radiator, recessed lighting.

SHOWER ROOM

13' 1" x 8' 2" (3.99m x 2.49m)

Fitted in a three piece contemporary white suite comprising low level WC, chrome heated towel rail, screened shower enclosure with independent shower unit fitted over, contemporary tiling, vanity wash hand basin with mixer tap and tiling, shaver point, heated vanity mirror, Velux window to garden aspect, double panel radiator, ceramic tiled flooring.

OUTSIDE FRONT

To the front is an extensive frontage measuring 53 x 33 (16.00m x 10.01m) finished in brick paviour and enclosed by panel fencing with established boundaries, mature bamboo and ornamental trees, outside lighting and power. Double electric gates access the rear garden.

OUTSIDE REAR

There are neatly arranged landscaped gardens with an extensive paved terrace, sub-divided areas of shaped lawn edged in ornamental shrubs and exotics. There is a pleasant **Summer House** measuring 11' 6" x 10' 0" (3.51m x 3.05m) decked with vaulted ceiling, tongue and groove panel work, balustrade, external lighting and power. There is a **Detached Pantile, Timber Barn** incorporating three garages, one open fronted measuring 15' 9" x 10' 6" (4.80m x 3.20m) with power and lighting, interconnecting **Garage** measuring 15' 5" x 8' 10" (4.70m x 2.69m) and an adjoining **Workshop** measuring 9' 4" x 7' 5" (2.84m x 2.26m) with windows to front aspect, power and lighting. There is an additional **Oversized Single Garage** 15' 5" x 7' 5" (4.70m x 2.26m), an adjoining **Stable** with an external **Kitchen** ideal for al fresco dining measuring 8' 2" x 7' 9" (2.49m x 2.36m) with power, lighting, fuse box and master switch, range of base and wall mounted units with work surfaces, single drainer sink unit with mixer tap, vinyl flooring.

TENURE

Freehold

Council Tax Band - D





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