



2 BREAM CLOSE

BUCKWORTH • PE28 5AU



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AT A GLANCE

- Handsome, generously proportioned village residence in attractive scheme of just six impressive, detached homes.
- Exceptional plot extending to around half an acre overall with delightfully landscaped gardens and unrivalled views over open countryside.
- Around 2,050 square feet of quality accommodation for the discerning buyer.
- Four comfortable bedrooms, two with ensuite and all with built-in wardrobes, plus well-appointed family bathroom.
- Fabulous living space with areas for family, dining, homeworking, hobbies and indoor/outdoor entertaining.
- Well-crafted, upgraded and fully fitted kitchen/breakfast room and adjacent utility room.
- Welcoming reception hall with guest cloakroom.
- Private driveway and double garage.
- EPC Rated – D.

LOCATION

The small village of Buckworth is delightfully situated, surrounded by open countryside and farmland yet is within easy reach of both the A1 and the recently upgraded A14. The village features a pleasant blend of modern and period properties set around the C12th All-Saints Church and Buckworth Cricket Club. Local shopping facilities can be found both at the post office and general store at Alconbury and at nearby Spaldwick, with its pub/restaurant and excellent services with petrol station, Little Waitrose, Costa and Greggs. Education is at a premium in this area with an excellent choice of both primary and secondary education as well as some of the area's leading public schools at Kimbolton and Oundle. The market towns of Huntingdon (7 miles) and St Neots (13 miles) offer a host of shopping and recreational facilities as well as a main line train stations providing a commuter service to London's Kings Cross. The airports of Stansted, Luton and East Midlands can be reached in approximately one hour.

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Guide Price £925,000

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THE PROPERTY

This fine village residence forms part of an exclusive close of just six individual detached homes and occupies a superb corner plot approaching half an acre with delightful gardens and uninterrupted views of the surrounding rural landscape.

Extending to around 2,050 square feet, the property offers well-planned and attractive accommodation of undoubted quality, with a wonderfully spacious and light interior 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.

Particular highlights include four bedrooms, two with en suite, a well-appointed kitchen/breakfast room with adjacent utility, plus an excellent living room and separate dining room both located to the rear of the house to take full advantage of the views of the garden. For those needing even more space, there is a third reception room, ideal for use as a study/home office, family room or for hobbies.

ACCOMMODATION IN BRIEF:

Covered entrance porch and hardwood panelled door providing access to the welcoming reception hall wood flooring and radiator with decorative cover, half-tiled guest cloakroom and turning staircase to the first-floor galleried landing.

Double doors provide access to the generously proportioned, dual aspect sitting room with an attractive, stone open tiled fireplace, central ceiling rose, wall lights and two pairs of French doors which open onto the garden terrace, enjoying outstanding views of the garden and countryside beyond. The adjoining dining room is ideally suitable for those more formal occasions and features wood flooring, central ceiling rose and also French doors opening onto the full-width garden terrace.

The finely crafted, remodelled and upgraded kitchen/breakfast room provides a comprehensive array of quality cabinets with granite counters and is fully equipped with a range of appliances to include double ovens/grill, induction hob with extractor over, Neff microwave and dishwasher, fridge/freezer, under-counter mounted sink with mixer tap, and tiled flooring which continues into the adjacent laundry/utility room which has been fitted to complement the kitchen, with countertop, inset sink and mixer tap, storage cabinet, space for washing machine and dryer and wall-mounted oil-fired central heating boiler.

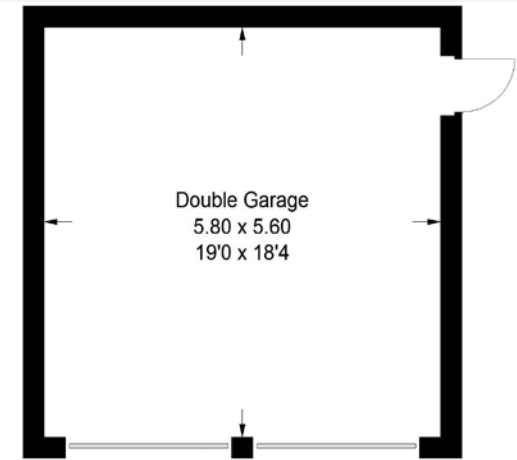
Back into the entrance hall, for those needing even more space - perhaps for homeworking or hobbies - there is an additional study/office with a range of bespoke book shelving fitted and storage cupboards fitted to full-height. (These units can be removed without compromising the skirting or architrave).

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

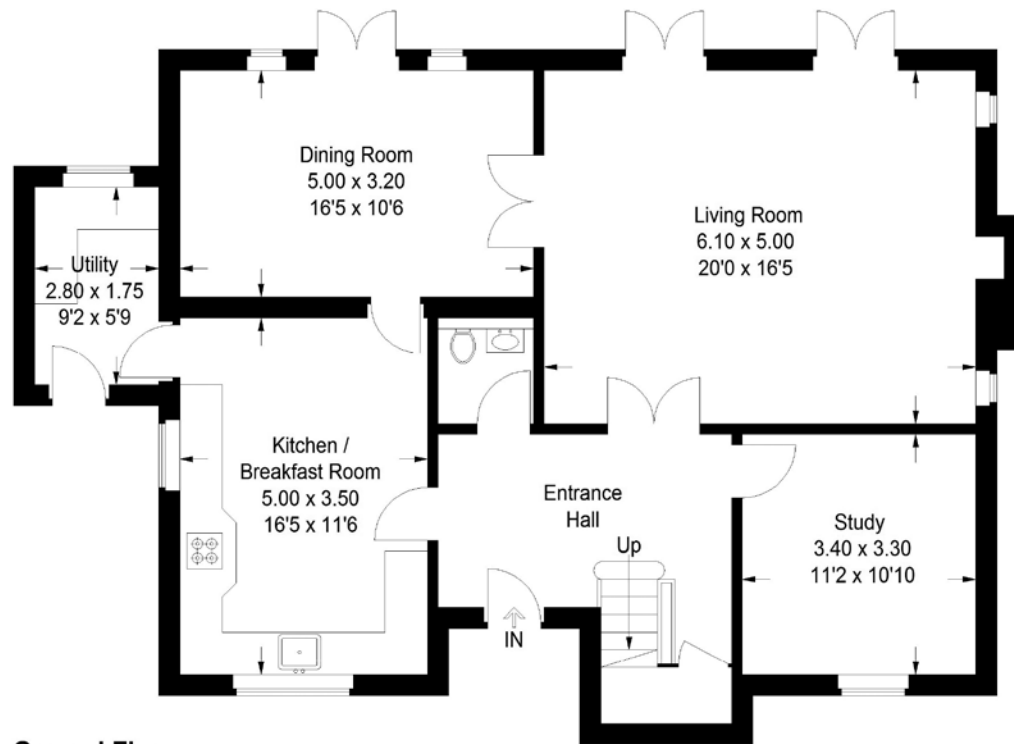
There are four comfortable bedrooms, all with fitted wardrobes; the principal bedroom features a well-appointed en suite bathroom with suite comprising bath with electric shower over, countertop with twin inset basins and close-coupled WC. Tiled floor and tiling to half-height. Bedroom two also features an en suite, with recently fitted double shower enclosure, making it ideal for guests, and bedroom four is currently configured as a dressing room. The family bathroom has also been recently refreshed with tiling to half-height and suite comprising bath and separate shower enclosure, washbasin and close-coupled WC.



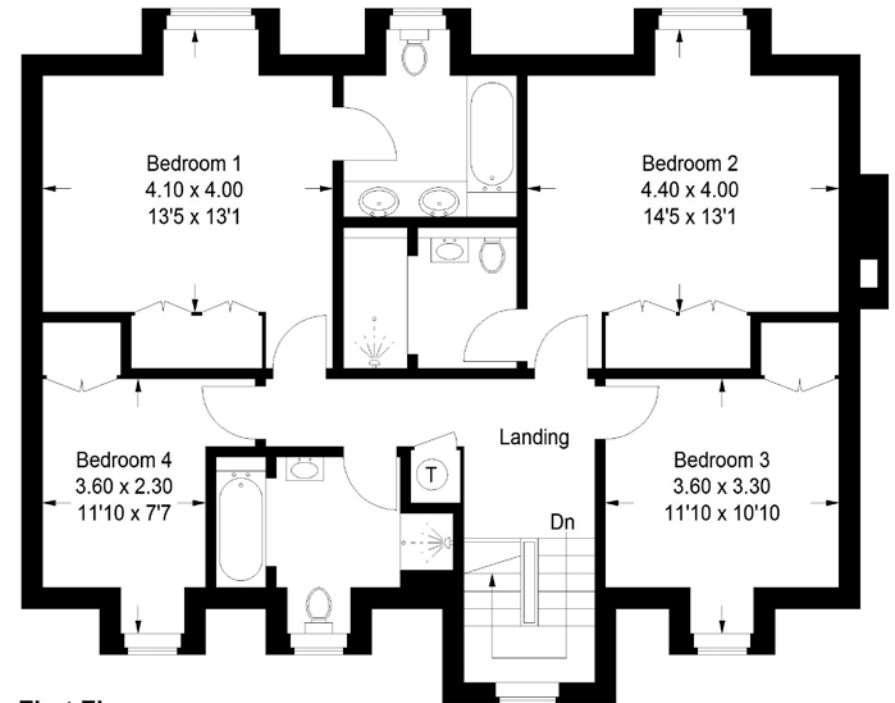
Approximate Gross Internal Area
 190.4 sq m / 2049 sq ft
 Garage = 33.1 sq m / 356 sq ft
 Total = 223.5 sq m / 2405 sq ft



(Not Shown In Actual
 Location / Orientation)



Ground Floor



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. (ID1223890)

Housepix Ltd



OUTSIDE

The property is situated to the front of an exceptional plot of approximately half an acre, comprising delightful formal gardens and additional amenity land, enjoying panoramic and uninterrupted countryside views.

There is low walling to both sides and a block paved driveway/ parking area providing access to the double garage.

A wrought iron gate to the side opens to the fine garden, which is enclosed on two sides by high brick walling and post and rail fencing to the rear, with full-width patio/terrace and generous expanse of lawn interspersed with specimen shrubs and well-stocked ornamental beds, meandering bloc-paved pathway, outside lighting, power points and water supply.

DOUBLE GARAGE

5.80m x 5.60m (19' 0" x 18' 4")

Twin electrically operated doors, light, power and water supply, eaves storage.

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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