

# 9, THE SPINNEY

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HARTFORD • PE29 1YP





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- Stunning Detached Family Home
- Principal Bedroom with En Suite and Dressing Room
- Re Fitted Nicholas Hythe Kitchen
- Views Over Hartford Church
- Four/Five Well Appointed Bedrooms
- Over Sized Garaging And Carport
- Prestigious Hartford Village Location

This stunning four/five-bedroom detached family home situated in the sought-after Conservation area of Hartford.

Entering the property you will find a bright and inviting reception hall leading into the Sitting Room that offers a perfect space. The large windows fill the room with natural light, creating a warm and airy atmosphere, leading to a contemporary open plan kitchen/dining room fitted with high-quality appliances with plenty of storage.

There are four/five well-proportioned bedrooms, the principal bedroom features an en-suite shower room and walk in dressing room. The additional bedrooms are versatile and can easily accommodate children, guests, or be adapted into a home office or hobby room to suit your lifestyle.

This home benefits from three spacious shower rooms fitted with modern fixtures and beautiful finishes. The blend of style and functionality in the shower rooms adds to the overall appeal of the property.

Sitting on a sizeable plot with a well-kept driveway with an oversized garage and car port. The private landscaped rear garden has an extensive Porcelain tiled terrace with central Ornamental Koi Pond.

**Peter  
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Guide Price £795,000

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## COMPOSITE CONTEMPORARY GREY FRONT DOOR With glazed side panels to

### RECEPTION HALL

33' 6" x 13' 3" (10.21m x 4.04m)

Karndean flooring, stairs to first floor, understairs storage cupboard, two double panel radiators, wall light points, central glass block curved division to **Kitchen/Breakfast Room**, cloaks cupboard with hanging and storage, recessed lighting, central heating thermostat, curved plasterwork leading through to **Inner Hall**.

### BEDROOM

10' 8" x 9' 11" (3.25m x 3.02m)

UPVC picture window to front aspect, double panel radiator, double wardrobe with hanging and storage space.

### BEDROOM

15' 10" x 10' 8" (4.83m x 3.25m)

Two UPVC windows to front aspect, double panel radiator, wall light points.





## SHOWER ROOM

11' 4" x 7' 10" (3.45m x 2.39m)

Beautifully re-fitted in a quality contemporary white range of sanitaryware comprising low level WC with concealed cistern, surface mounted sink unit with wall draining mixer tap, drawer units, contemporary anthracite towel rail, walk in screened shower enclosure with independent shower unit fitted over with rainwater shower over, recessed lighting, extensive ceramic tiling, porcelain floor tiling, extractor, UPVC window to side aspect.

## KITCHEN/DINING ROOM

22' 4" x 13' 10" (6.81m x 4.22m)

A beautifully arranged open plan contemporary space, recently re-fitted by Nicholas Hythe in a range of handleless contemporary base cabinets with sintered stone work surfaces, inset sink unit with Quooker mixer tap, a range of high end integrated appliances dual ovens, integrated combination microwave, warming drawer, automatic dishwasher and automatic washing machine, central peninsular sintered stone work surface incorporating two stool breakfast bar, drawer units, pan drawers, larder unit, fridge freezer, two contemporary vertical radiators, recessed lighting, Integral Novy vented induction hob with integrated extractor, UPVC window to rear aspect and sliding double glazed patio doors to garden terrace, recessed lighting, Karndean flooring.

## GUEST SUITE

15' 1" x 14' 11" (4.60m x 4.55m)

UPVC window to rear garden and French doors accessing garden terrace, double panel radiator, wardrobe recess, wall light points, radiator, inner access to



## GUEST EN SUITE WET ROOM

10' 7" x 5' 11" (3.23m x 1.80m)

Fitted in a range of white sanitaryware comprising low level WC, wall mounted wash hand basin, internal glass blocks divide shower enclosure as a floor draining wet room arrangement with independent shower unit fitted over, extractor, recessed lighting, heated towel rail, UPVC window to side aspect, non slip Marmoleum vinyl floor covering, display sill.

Approximate Gross Internal Area (Excluding Loft Access)

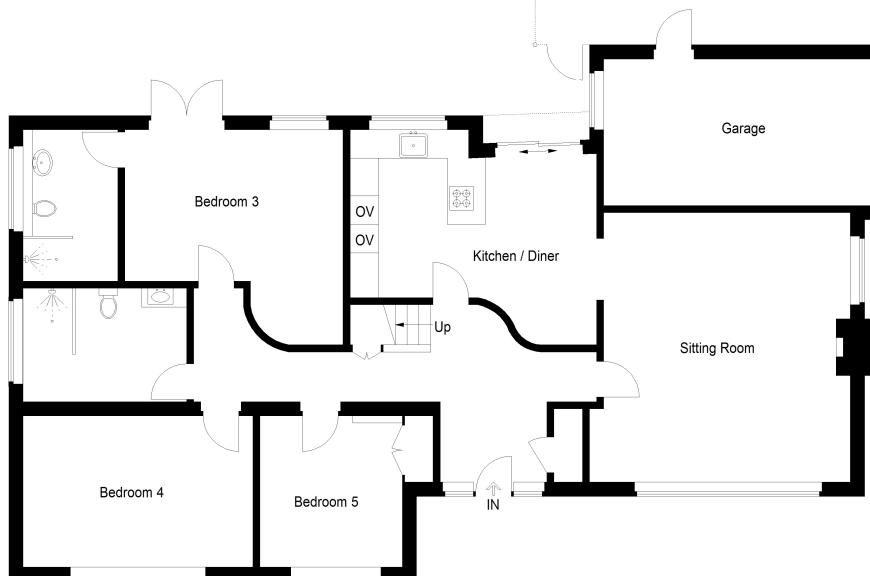
217.1 sq m / 2337 sq ft

Garage = 18.1 sq m / 195 sq ft

Total = 235.2 sq m / 2532 sq ft



First Floor



Ground 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. (ID1276481)  
Housepix Ltd

## SITTING ROOM

18' 4" x 16' 11" (5.59m x 5.16m)

A light open plan contemporary double aspect space with UPVC windows to front and side elevations, two double panel radiators, TV point, telephone point, central natural stone fireplace, shelved display recess, quality laminate flooring.

## FIRST FLOOR GALLERIED LANDING

Velux window to garden aspect, wall light points, display shelving, double panel radiator, double airing cupboard housing hot water cylinder, shelf space and wall mounted gas central heating boiler serving hot water system and radiators.

## PRINCIPAL BEDROOM

14' 8" x 12' 11" (4.47m x 3.94m)

Two UPVC windows to front aspect, single panel radiator, inner access to

## EN SUITE SHOWER ROOM

8' 4" x 4' 1" (2.54m x 1.24m)

Fitted in a range of white sanitaryware comprising low level WC with concealed cistern, pedestal wash hand basin with mixer tap and tiling, contour border tiles, double panel radiator, walk in screened oversized shower enclosure with independent shower unit fitted over, extractor, wall light points, decorative vinyl floor covering.

## DRESSING ROOM

10' 2" x 9' 1" (3.10m x 2.77m)

Wall light points, double panel radiator, interconnecting door to

## LOFT SPACE

9' 2" x 8' 6" (2.79m x 2.59m)

Extending to the side of the property with lighting.

## FAMILY ROOM/HOBBY ROOM/BEDROOM

22' 0" x 17' 6" (6.71m x 5.33m)

A light triple aspect versatile space with Velux windows to two aspects and an impressive circular UPVC picture window to front aspect perfectly framing Hartford village church, wall light points, eaves storage cupboards, laminate flooring, double panel radiator, internal curved plasterwork.

## OUTSIDE

The property stands on a generous corner plot with an extensive lawned frontage with a central stocked border with a selection of ornamental shrubs and notable trees, a paved pathway extends to the side leading to lawns and a central tarmac driveway sufficient for two large vehicles accessing the **Oversized Garage** measuring 19' 0" x 10' 6" (5.79m x 3.20m) with electrically operated up and over door, power, lighting, UPVC window to rear and private door to side, fuse box and master switch, gas meter, with additional parking for a further vehicle under the **Car Port** measuring 20' 10" x 20' 5" (6.35m x 6.22m) with external power points. Wrought iron gated access to the rear garden which is beautifully landscaped and impeccably kept with an extensive porcelain tiled terrace, central ornamental Koi pond, central established lawn, a lovely selection of ornamental shrubs and trees, enclosed by a combination of panel fencing and trellis work, a further selection of evergreens, slate bed, constructed raised bed and a timber shed.

## BUYERS INFORMATION

To conform 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.

## TENURE

Freehold

Council Tax Band - F





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