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15 Thayer St, London Cashel House



4 The Retreat, Sawtry, Huntingdon PE28 5SX Guide Price £650,000

- Stunning Individual Family Residence
- Bespoke Kitchen/Family Room
- Home office
- Professionally Landscaped Garden
- Double Garaging
- High Specification Throughout
- Quality Sanitary Ware Throughout
- Secluded Location
- Private Gated Frontage

Slate Step To

Glazed panel door accessing

Reception Hall

17' 9" x 7' 7" (5.40m x 2.30m)

A light impressive open plan space with stairs to first floor, under stairs storage, double cloaks cupboard, engineered wood flooring with under floor heating.

Cloakroom

5' 11" x 3' 11" (1.80m x 1.20m)

Fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with mixer tap and tiling, sealed unit window to garden aspect at the rear, engineered wood flooring with under floor heating.

Dining Room

13' 1" x 10' 2" (4.00m x 3.10m)

Open plan to **Reception Hall**. A light double aspect room with sealed unit bay window to front and further French doors to side aspect, engineered wood flooring with under floor heating.

Sitting Room

17' 11" x 14' 8" (5.46m x 4.47m)

Open plan to **Reception Hall**. A light double aspect room with sealed unit bay window to front and further French doors to rear aspect, multi fuel wood burner, under floor heating.

Kitchen/Breakfast/Family Room

19' 11" x 15' 9" (6.07m x 4.80m)

A light triple aspect room with sealed unit window to side aspect, glazed door and sealed unit French doors accessing two rear aspects, recessed lighting. The kitchen is a quality contemporary installation in a range of base and wall mounted units with complementing granite work surfaces and re-tiled surrounds, granite up-standers, fitted double electric oven and integral induction hob with stainless steel extractor unit fitted above, under lit glass fronted display cabinets, single drainer sink unit with mono bloc mixer tap, drawer units, pan drawers, integrated fridge freezer, engineered flooring with under floor heating, inner access to

Utility Room

11' 2" x 4' 7" (3.40m x 1.40m)

Sealed unit window to side aspect, wall mounted gas fired central heating boiler serving hot water and heating systems, fitted in a range of contemporary units with work surfaces, appliances spaces, plumbing for automatic dishwasher and automatic washing machine, central heating thermostat, engineered flooring with under floor heating, recessed lighting.

First Floor Galleried Landing

23' 7" x 7' 3" (7.20m x 2.20m)

A double aspect space with sealed unit windows to front and rear aspects, double panel radiator.

Master Bedroom

13' 9" x 10' 10" (4.20m x 3.30m)

Sealed unit window to front aspect, double panel radiator, TV point, telephone point, wall light points.

Walk In Wardrobe

6' 3" x 4' 7" (1.90m x 1.40m)

Built in storage with hanging and shelving, access to insulated loft space.

En Suite Shower Room

7' 3" x 5' 3" (2.20m x 1.60m)

Recently re-fitted in a quality contemporary white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap, screened walk in shower enclosure with multi head independent floor draining shower unit, heated towel rail, full ceramic tiling.

Bedroom 2

13' 5" x 9' 2" (4.10m x 2.80m)

A double aspect room with sealed unit windows to two garden aspects, double panel radiator, extensive two double wardrobe ranges with hanging and shelving, recessed lighting.

Bedroom 3

12' 6" x 8' 6" (3.80m x 2.60m)

Sealed unit window to front aspect, double panel radiator, extensive wardrobe range, additional cupboard storage with automatic lighting, recessed lighting.

Bedroom 4

12' 6" x 8' 6" (3.80m x 2.60m)

Sealed unit window to garden aspect to the rear, double panel radiator, extensive wardrobe range, additional cupboard storage, recessed lighting.

Family Bathroom

12' 2" x 5' 11" (3.70m x 1.80m)

Fitted in a quality four piece white suite comprising low level WC with concealed cistern, wall mounted wash hand basin with mono bloc mixer tap, panel spa bath with mixer tap and additional mixer tap hand shower, sealed unit sash window to side aspect, over sized screened shower enclosure with independent shower unit fitted over, extensive ceramic tiling with contour border tiling, heated towel rail, recessed lighting, extractor, ceramic tiled flooring.

Study/Home Office

12' 2" x 9' 6" (3.70m x 2.90m)

Configured to make two equal sized office spaces of timber construction with pan tiled roof and insulated with power, lighting and air-conditioning (recently installed), plumbing for water and waste, laminate flooring, access to loft space, sealed unit window to front aspect and French doors to rear garden.

Outside

There is an extensive gravelled frontage with part block paving and planned with low maintenance in mind with outside lighting. Parking provision is for several vehicles. There is an electric gate to the front offering a good secure boundary. The rear garden measures approximately 59' x 52' (18.00m x 16.00m) and is pleasantly landscaped with block paviour seating area and terracing extending to path ways to both Home Office and the Garage, a central area of lawn edged with timber constructed borders. Outside tap and lighting, a selection of shrubs with gated access extending to the front. There is a Detached Double Garage measuring 18' 4" x 18' 4" (5.60m x 5.60m) with twin up and over doors, power, lighting and private door to the rear.

There is an integrated sprinkler system incorporated.

Tenure

Freehold.

Council Tax Band - E

