

# MAPLES

---

MANOR FARM • WENNINGTON • PE28 2LX





# MAPLES

MANOR FARM • WENNINGTON • PE28 2LX

- Exceptional Four Bedroom Family Home
- Bespoke Kitchen Units With Granite Work Surfaces
- Well Appointed En Suite, Ground Floor Shower Room And First Floor Family Bathroom
- Versatile Accommodation Across Two Floors
- Air Source Heat Pump And Underfloor Heating On The Ground Floor
- Garage With EV Charging Point And Generous Parking Provision
- An Impressive 34' x 19' Kitchen/Living Space
- Utility Room With Granite Work Surfaces
- Quality Carpets And Luxury LVT Flooring
- High Specification Finished Throughout
- Landscaped Gardens And Stunning Countryside Views
- Part Of An Exclusive Courtyard Development By Prestigious Private Developer

Welcome to this exceptional four bedroom detached family home, perfectly positioned within an exclusive courtyard development in the picturesque village of Wennington. Crafted by a prestigious private developer, this stunning property offers versatile accommodation spread across two thoughtfully designed floors, combining modern luxury with practical family living.

Step inside to discover a beautifully appointed interior, where high specification finishes are evident throughout. The ground floor boasts an impressive 34' by 19' kitchen and living space, creating a bright and inviting hub for daily life and entertaining. The open-plan layout features contemporary kitchen fittings, generous quartz work surfaces and integrated appliances, seamlessly flowing into the spacious living area that benefits from abundant natural light and enjoying views over the gardens and the fields behind. There is a ground floor shower room, ideal for busy mornings or guest use and an adjacent study/bedroom offering versatile use. Upstairs, you will find three well-proportioned bedrooms, including a principal suite complete with a luxurious en suite and dressing room. The first-floor family bathroom is equally well-appointed.

Efficient and eco-friendly, the home is fitted with an air source heat pump and underfloor heating on the ground floor, ensuring comfort and energy savings throughout the seasons. The attention to detail is apparent in every corner, from the quality fixtures and smart design elements. Outside, the landscaped gardens offer a peaceful outdoor setting to relax and enjoy stunning countryside views, making it the perfect spot for family gatherings or quiet reflection.

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

£750,000

Huntingdon branch: 01480 414800  
[www.peterlane.co.uk](http://www.peterlane.co.uk) Web office open all day every day





## COMPOSITE GLAZED PANEL DOOR TO RECEPTION HALL

23' 6" x 7' 1" (7.16m x 2.16m)

Stairs to first floor with contemporary glass balustrade, picture window and Velux window to garden aspect, understairs storage cupboard, recessed lighting, fitted double cloaks cupboard.

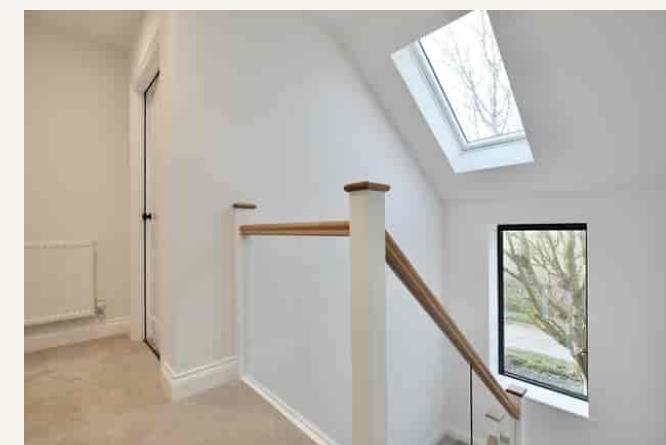
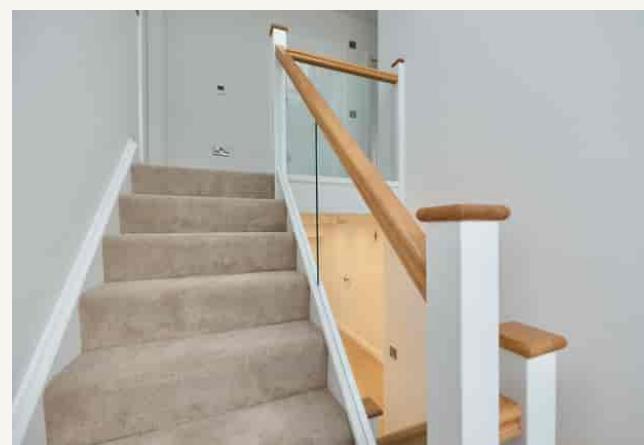
## INNER HALL

Leading to

## UTILITY ROOM

6' 9" x 5' 10" (2.06m x 1.78m)

Picture window to front aspect, fitted in a range of base units with granite work surfaces and up-stands, inset sink unit with directional mixer tap, airing cupboard housing Vaillant hot water system, fuse box and master switch, storage space.





## SHOWER ROOM

7' 2" x 6' 0" (2.18m x 1.83m)

Fitted in a contemporary range of white sanitaryware comprising low level WC, suspended wash hand basin with monobloc mixer tap and tiling, chrome heated towel rail, picture window to garden aspect, oversized shower enclosure with independent shower unit fitted over, extensive porcelain tiling, recessed lighting, extractor, LVT flooring.

## BEDROOM/STUDY

14' 0" x 8' 11" (4.27m x 2.72m)

Twin picture windows to rear aspect, TV point.

## KITCHEN/BREAKFAST/FAMILY ROOM

34' 9" x 19' 8" (10.59m x 5.99m)

An impressive open plan contemporary space with full height picture windows to rear aspect, bi-fold doors to garden aspect, French doors and picture window to rear aspect, recessed lighting, fitted in a stunning range of base and wall mounted cabinets centred around a central island work station with granite work surfaces and up-stands, drawer units and pan drawers, twin AEG ovens, integrated induction hob with bridging unit and extractor, integrated fridge freezer and dishwasher, under unit lighting.



## FIRST FLOOR GALLERIED LANDING

Oak and glass balustrade, picture window and Velux window to rear aspect, double panel radiator, recessed lighting.

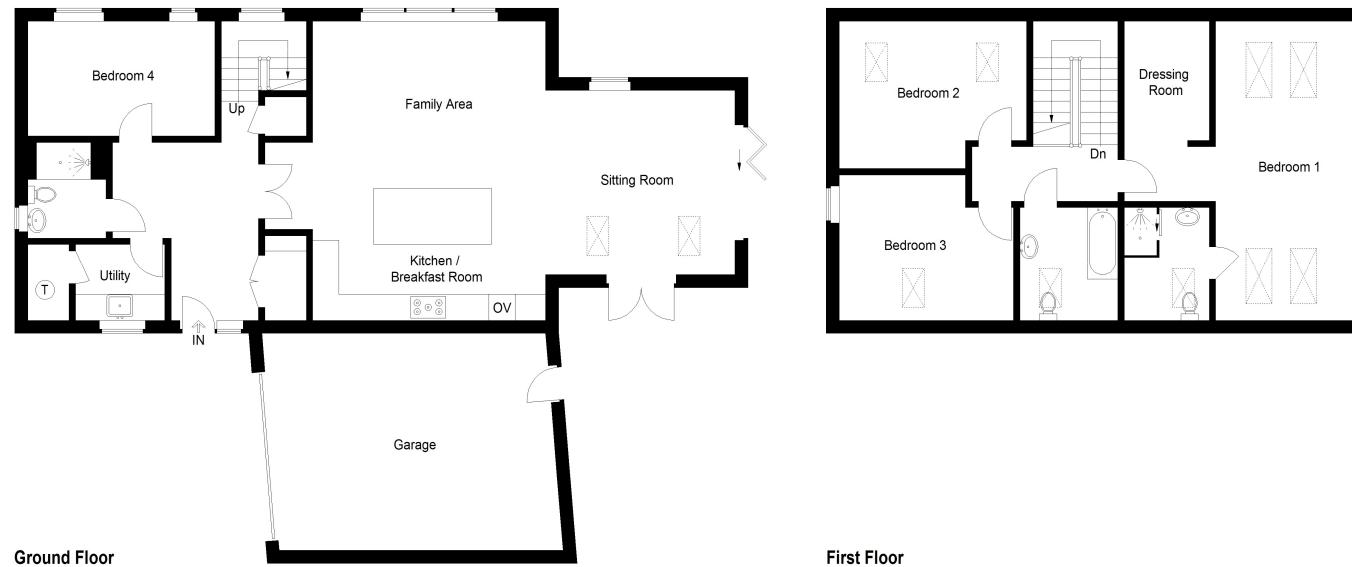
## PRINCIPAL BEDROOM

22' 7" x 17' 6" (6.88m x 5.33m)

Incorporating **Dressing Room** A light triple aspect room with Velux windows to side aspect, picture window to rear aspect, two double panel radiators, inner access to

## Plot 2

Approximate Gross Internal Area = 183.7 sq m / 1977 sq ft  
Garage = 33.1 sq m / 356 sq ft  
Total = 216.8 sq m / 2333 sq ft



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. (ID1267399)  
Housepix Ltd

**Peter**  
**Lane &**  
PARTNERS  
EST 1990

## DRESSING ROOM/WALK IN WARDROBE

9' 9" x 6' 5" (2.97m x 1.96m)

Double panel radiator, recessed lighting.

## EN SUITE SHOWER ROOM

8' 8" x 6' 4" (2.64m x 1.93m)

Fitted in a range of contemporary white sanitaryware comprising low level WC, wall mounted suspended wash hand basin with mixer tap and tiling, screened shower enclosure with independent multi head shower fitted over, extractor, recessed lighting, heated towel rail, Velux window to side aspect.

## BEDROOM 2

14' 3" x 9' 4" (4.34m x 2.84m)

Twin Velux windows to rear aspect, double panel radiator, access to loft space.

## BEDROOM 3

13' 1" x 9' 6" (3.99m x 2.90m)

A light double aspect room with Velux window to rear aspect and picture window to side aspect, double panel radiator.

## FAMILY BATHROOM

8' 10" x 7' 4" (2.69m x 2.24m)

Fitted in a range of quality white sanitaryware comprising low level WC with concealed cistern, suspended wall mounted wash hand basin with mixer tap and tiling, chrome heated towel rail, Velux window to rear aspect, panel bath with folding screen, mixer tap and multi head independent shower unit over, extensive porcelain tiling.

## OUTSIDE

There is an extensive brick paviour driveway giving provision for a number of vehicles, EV charging point, power and external lighting. The rear garden is pleasantly arranged with an extensive paved terrace, areas of lawn, outside lighting, tap and power, enclosed by a combination of panel fencing and post and rail fencing enjoying an open field aspect. There is **Oversized Garaging** measuring 19' 10" x 15' 11" (6.05m x 4.85m) with power, lighting, electrically operated roller security door and private door to rear garden.

## 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 - D





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

**move  
withUS**  
Property, properly.

noal propertymark  
PROTECTED

**Zoopla**

**PrimeLocation.com**

**rightmove** 

**The Property  
Ombudsman  
SALES**

**MAYFAIR  
offices.co.uk**

**Huntingdon**  
60 High Street  
Huntingdon  
Tel : 01480 414800

**St Neots**  
32 Market Square  
St.Neots  
Tel : 01480 406400

**Kimbolton**  
6 High Street  
Kimbolton  
Tel : 01480 860400

**Mayfair Office**  
Cashed House  
15 Thayer St, London  
Tel : 0870 112 7099

Peter Lane and Partners for themselves as agents for the vendors or lessors of this property give notice that these particulars are produced in good faith, and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane and Partners or any employee therefore do not have the authority to make or give any warranty, guarantee or representation what so ever in relation to this property.