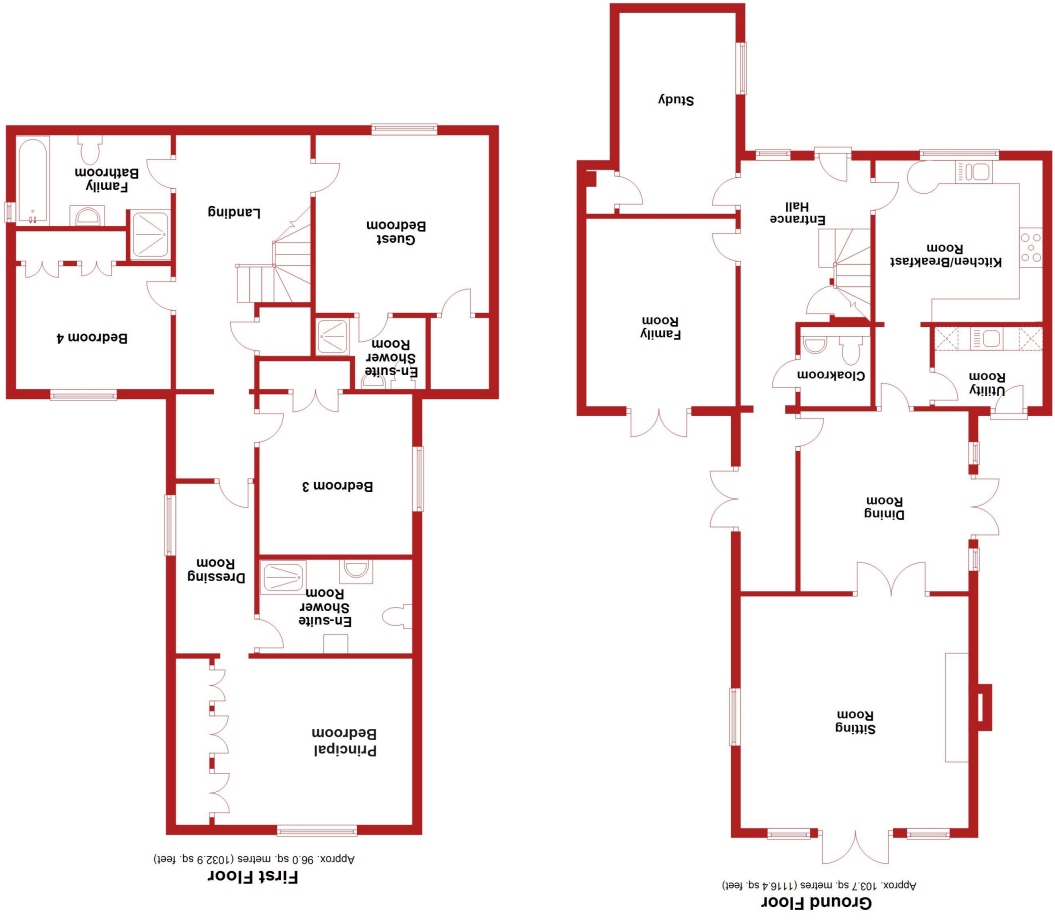


Total area: approx. 199.7 sq. metres (2149.3 sq. feet)



**Huntingdon branch: 01480 414800**  
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<b>Huntingdon</b>	<b>St Neots</b>	<b>Huntingdon</b>	Tel: 01480 414800
60 High Street	32 Market Square	60 High Street	Tel: 01480 406400
St. Neots	Kimbolton	St. Neots	Tel: 01480 860400
Kimbolton	Kimbolton	Kimbolton	
24 High Street	Cashel House	15 Thayer St, London	Tel: 0870 112 7099
<b>Mayfair Office</b>			



- Stunning 'Ambrosden County Homes' Built Family Home
- En Suite And Dressing Room To Principal Bedroom
- Four Reception Rooms
- Double Garaging
- Prestigious Conservation Village Location
- Four Generous Bedrooms
- Guest En Suite Shower Room
- Re-Fitted Kitchen/Breakfast Room
- Stunningly Presented Throughout
- Wonderful Field Views



**Recessed Thatched Entrance Porch**

Tongue and groove panel work, new front door to

**Reception Hall**

Stairs to first floor, extensive understairs storage, single panel radiator, dado rail, telephone point, double glazed French doors to garden terrace to the side, cornice to ceiling, oiled Oak flooring.

**Study**

14' 5" x 8' 0" (4.39m x 2.44m)

Picture window to front aspect, single panel radiator, dado rail, shelved cupboard, coving to ceiling.

**Family Room**

13' 1" x 10' 6" (3.99m x 3.20m)

French doors accessing garden terrace to the rear, single panel radiator, coving to ceiling.

**Cloakroom**

5' 3" x 4' 7" (1.60m x 1.40m)

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin, extensive tiling with contour border tiling, heated towel rail, extractor, contemporary ceramic floor tiling, coving to ceiling.

**Inner Hall**

Coving to ceiling.

**Kitchen/Breakfast Room**

11' 10" x 11' 2" (3.61m x 3.40m)

Re-fitted in a range of Shaker style cabinets finished in complementary pastel colours with granite work surfaces, up-stands and sill, inset Butler sink unit with mixer tap, space for cooking range (RangeMaster Classic available by discussion) with suspended extractor fitted above, glass fronted display cabinets, recessed lighting, drawer units, coving to ceiling, picture window to front aspect, central dividing peninsular unit incorporating two stool breakfast bar, contemporary radiator, integrated automatic dishwasher, under unit lighting, Karndean flooring.

**Utility Room**

7' 7" x 6' 3" (2.31m x 1.91m)

Fitted in a range of Shaker style cabinets finished in Sage with re-tiled surrounds, single drainer stainless steel sink unit with mixer tap, new central heating boiler serving hot water system and radiators, plumbing for automatic washing machine, space and plumbing for American style fridge freezer (available by separate negotiation), new UPVC Georgian bar door to rear aspect, radiator, Karndean flooring.

**Dining Room**

12' 10" x 11' 10" (3.91m x 3.61m)

Picture window to side aspect, oiled Oak flooring, access to

**Sitting Room**

16' 9" x 15' 9" (5.11m x 4.80m)

A light double aspect room with picture windows to side and rear aspects, French doors accessing garden terrace to the rear, two double panel radiators, TV point, telephone point, central inglenook fireplace with inset 6kw HETA multi fuel burner with flagstone hearth and timber bressumer above, oiled Oak flooring.

**First Floor Landing**

Sealed unit picture window to front aspect, double panel radiator, access to insulated loft space, airing cupboard housing hot water cylinder and shelving, coving to ceiling.

**Principal Suite**

**Bedroom**

13' 1" x 11' 2" (3.99m x 3.40m)

Sealed unit picture window to rear aspect, double panel radiator, three double wardrobes with hanging and shelving, TV point, telephone point, coving to ceiling.

**Dressing Room**

11' 6" x 5' 7" (3.51m x 1.70m)

Picture window to side aspect, access to

**En Suite Shower Room**

10' 2" x 6' 7" (3.10m x 2.01m)

Re-fitted in a range of contemporary white sanitaryware comprising new vanity wash hand basin with mixer tap, low level WC, screened oversized shower enclosure with independent shower over and hand held mixer shower attachment, shelved recess, heated towel rail, display cabinet, Porcelanosa tiling with glass contour border tiling, recessed lighting, extractor, ceramic tiled flooring.

**Guest Bedroom**

12' 2" x 11' 10" (3.71m x 3.61m)

Sealed unit picture window to front aspect, double panel radiator, large walk in cupboard with hanging and shelving, coving to ceiling.

**Guest En Suite Shower Room**

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin, screened shower enclosure with independent shower unit fitted over, contour tiling, shaver point, extractor, heated towel rail, coving to ceiling, vinyl flooring.

**Bedroom 3**

10' 10" x 10' 2" (3.30m x 3.10m)

Sealed unit picture window to side aspect, single panel radiator, additional access to loft space, double wardrobes with hanging and shelving, coving to ceiling.

**Bedroom 4**

10' 2" x 8' 2" (3.10m x 2.49m)

Sealed unit window to rear aspect, single panel radiator, two double wardrobes with hanging and shelving, coving to ceiling.

**Family Bathroom**

10' 6" x 6' 6" (3.20m x 1.98m)

Re-fitted in a range of quality white sanitaryware comprising low level WC, screened shower enclosure with independent shower unit fitted over, central freestanding bath with hand mixer shower, new vanity wash hand basin, sealed unit window to side aspect, recessed lighting, shaver point, extractor, contemporary vertical radiator, recessed lighting, Porcelanosa floor tiling.

**Outside**

The property stands in beautifully maintained mature and private gardens with a block paved driveway providing off road parking for three vehicles and leading to the **Pan Tiled Double Garage** with power, lighting, twin up and over doors and new side door. There is a surrounding paved terrace extending to both sides and rear of the property with areas of lawn, outside lighting, constructed flower and shrub borders, further seating area, slate beds, outside tap, timber shed, post and rail fencing, trellis arch leading to an area of paddock of approximately one third of an acre which is rented from the Lord De Ramsey estate. The gardens are enclosed by a combination of mature screening and panel fencing offering a high degree of privacy.

**Agents Note**

The property was re-ridged in 2019  
The property has been re-decorated externally within the last 12 months  
Re-carpeted in quality wool carpets on the first floor  
New boiler installed 2020/2021  
Security system installed

**Tenure**

Freehold  
Council Tax Band - F

