



7 HANSLOPE CLOSE

PAPWORTH EVERARD • CB23 3AN



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- Truly Stunning Executive Family Home
- Exceptional Quality Throughout
- Accommodation Arranged Over Three Floors
- Six Double Bedrooms
- Two En Suite Wet Rooms
- Three Reception Rooms
- Stunning Kitchen/Family Room
- Additional En Suite Shower Room And Family Bathroom
- Double Garage And Car Port
- Extremely Sought After Cambridgeshire Village
- Excellent Transport Links

Every inch of this beautiful home has been cleverly designed to maximise its full potential. The spacious entrance hall leads to a stylish re-fitted cloak room, living room and study both featuring custom made furniture by Neville Johnson as well as a bio fuel fire place in the living room, a traditional dining room, stunning open plan designer kitchen and family room with branded integrated appliances and kitchen island with a matching utility room.

To the first floor is a galleried landing leading to the principal bedroom with Sharps furniture, a separate dressing area and beautifully fitted wet room. The guest bedroom also benefits from a re-fitted contemporary en-suite shower room. Bedrooms four and five are both serviced by the tastefully re-fitted family bathroom. To the second floor is a galleried landing and study space which then leads to bedroom five with Sharps fitted bedroom furniture and an impressive en-suite shower room. Bedroom six is currently used as a Den making an ideal gaming room. Outside are front and rear landscaped gardens with twin wooden gates opening to the double covered car port and double garage with twin remote controlled up and over doors.

The village of Papworth Everard is conveniently located to major transport links and just 7.3 miles to Huntingdon train station and 14.1 miles to the centre of Cambridge. The village itself boasts an excellent range of facilities and amenities some of which include doctors surgery with pharmacy, convenience store with post office, coffee shop and micro pub, primary school, playing fields, tennis courts, bowling green and many more.

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

Guide Price £ 750,000

Huntingdon branch: 01480 414800
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STORM PORCH OVER

Composite double glazed door to

ENTRANCE HALL

14' 1" x 9' 2" (4.29m x 2.79m)

Double glazed window, cornice to ceiling, ceiling spot lights, remote controlled security system, radiator, under stairs storage cupboard, stairs to first floor landing, Amtico flooring.

CLOAKROOM

Double glazed window with bespoke fitted shutter, re fitted in contemporary style suit comprising vanity wash hand basin, low level WC with soft closing seat, ceiling cornice, ceiling spot lights, extractor fan, heated towel rail, tiling to half height, tiled floor.

STUDY

8' 11" x 6' 11" (2.72m x 2.11m)

Double glazed window with bespoke fitted shutter, custom made furniture comprising desk, shelving units and cupboards installed by Neville Johnson, radiator, Karndean flooring.

LIVING ROOM

16' 9" x 11' 10" (5.11m x 3.61m)

Folding glazed door from entrance hall, double glazed French doors to garden with two double glazed side windows, central feature chimney breast with stone fire surround and cast iron bio fuel fire place, inset and granite hearth, a range of custom made cupboards installed by Neville Johnson, vertical radiator.





DINING ROOM

11' 7" x 8' 2" (3.53m x 2.49m)

Double glazed window to front with bespoke fitted shutter, radiator.

KITCHEN/FAMILY ROOM

A stunning re-fitted kitchen comprising an extensive range of base and wall units, corner carousel units, under unit lighting, plinth lighting, solid timber work surfaces with matching upstand, tiled surrounds, one and a half stainless steel sink with Quooker tap over, central island breakfast bar an extensive range of integrated appliances to include electric oven with slide and hide door, combination grill and microwave oven, warming drawer, steam oven, five burner gas hob with extractor hood over, dish washer, water softener, full height fridge, under counter freezer, wine cooler, electric heated tea towel rail, vertical radiator, fitted display shelving with lighting, ceiling spot lights, roof light, two double glazed windows over looking garden, three full height double glazed windows to one side aspect and one full height double glazed window and double glazed French doors to patio, Karndean flooring, under floor heating to family room.

UTILITY ROOM

7' 3" x 4' 11" (2.21m x 1.50m)

Re-fitted in a matching style to the kitchen with base and wall mounted units with under unit lighting, solid wooden work surfaces with matching upstand, tiled surrounds, wall mounted concealed central heating boiler, stainless steel sink and drainer with mixer tap over, space and plumbing for washing machine and tumble dryer, ceiling spot lights, composite and double glazed door to side, Karndean flooring.



FIRST FLOOR LANDING

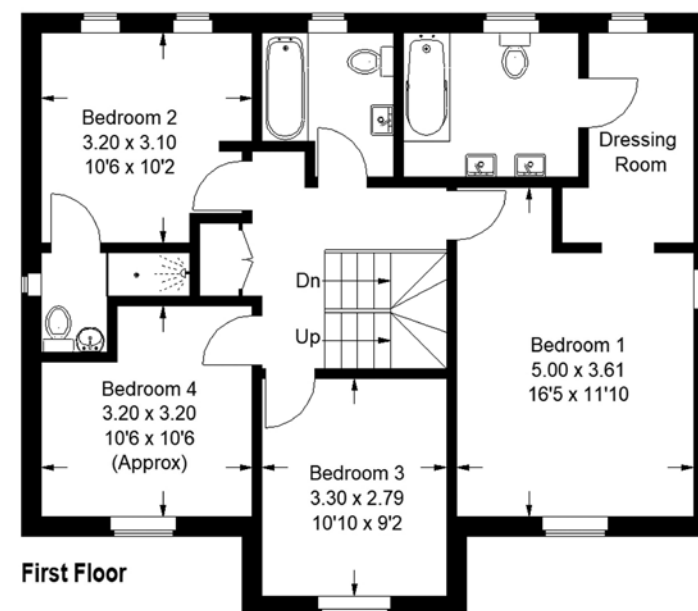
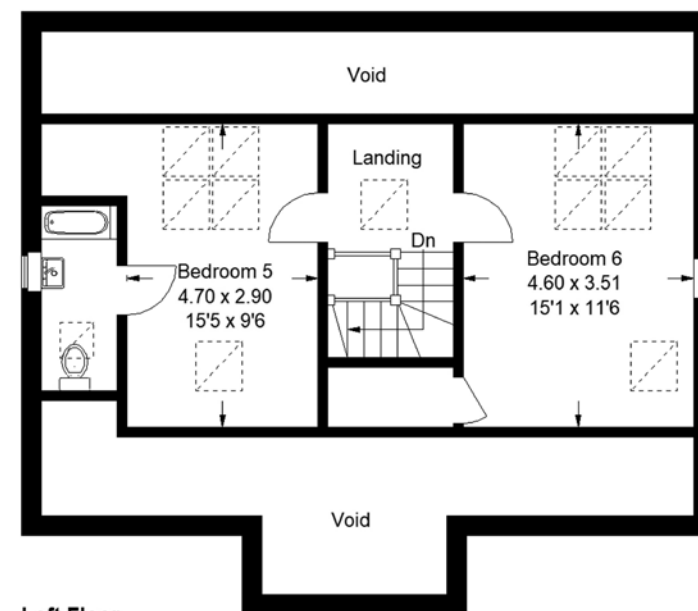
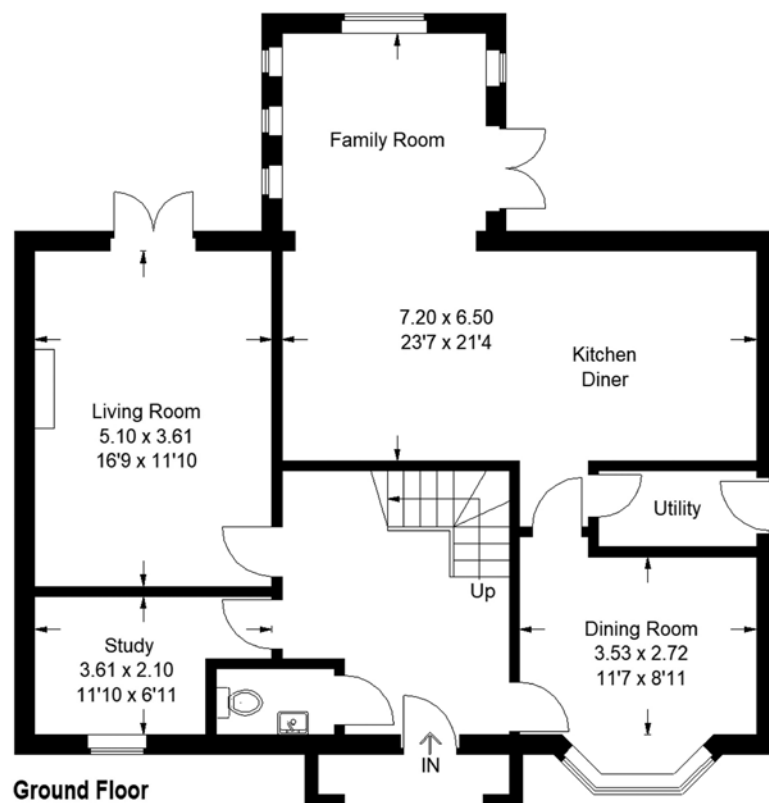
Corning to ceiling, ceiling spot lights, double cupboard housing mega flow pressurised water tank and pumps for showers, radiator.

PRINCIPAL BEDROOM

13' 9" x 11' 10" (4.19m x 3.61m)

A triple aspect room with double glazed windows to front, side and rear aspects with fitted bespoke shutters, radiator, an extensive range of Sharps fitted bedroom furniture incorporating two double wardrobes with shelving and hanging rail, drawers, further double cupboard, opening to dressing area with four double fitted wardrobes with shelving and hanging rail, radiator.

Approximate Gross Internal Area
 168.7 sq m / 1816 sq ft
 Loft Floor (Excluding Void) = 44.8 sq m / 482 sq ft
 Total = 213.5 sq m / 2298 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. (ID902199)

Housepix Ltd

EN SUITE WET ROOM

8' 2" x 6' 11" (2.49m x 2.11m)

Stunning re-fitted room with a large walk-in shower with glazed screen, digital thermostat for drench style shower head and separate shower unit over, vanity wash hand basin, low level WC, fully tiled surrounds, fitted de-misting mirror with surround light and shaver point, dual fuel heated towel rail.

GUEST BEDROOM

10' 6" x 10' 2" (3.20m x 3.10m)

Two double glazed windows, double wardrobe with shelving and hanging rail, single wardrobe.

EN SUITE SHOWER ROOM

Re-fitted in a contemporary style suite comprising low level WC, vanity wash hand basin, one and a half shower enclosure with digital controlled thermostat with drench style shower head and separate hand held attachment, fully tiled surrounds, fitted de misting mirror with light and shaver point, dual fuel heated towel rail, ceiling spot lights, extractor fan, double glazed window to side with fitted bespoke shutter over.

BEDROOM 3

10' 10" x 9' 2" (3.30m x 2.79m)

Double glazed window with bespoke fitted shutter, radiator.

BEDROOM 4

11' 10" x 10' 6" (3.61m x 3.20m)

Double glazed window with bespoke fitted shutter, decorative timber panelling to one wall, four fitted mirrors, radiator, Sharps fitted double wardrobe with shelving, hanging, and drawers.

FAMILY BATHROOM

Re-fitted in three piece suite comprising low level WC, vanity wash hand basin, bath, digital controlled thermostat for drench style shower head and separate hand held shower, folding shower screen, tiled surrounds, fitted de misting mirror with light and shaver point, ceiling spot lights, extractor fan, dual fuel heated towel rail, tiled floor, double glazed window to rear.

SECOND FLOOR GALLERIED LANDING

6' 4" x 6' 3" (1.93m x 1.91m)

Velux window with fitted blind, ceiling spot lights, sloping ceiling.

BEDROOM 5

15' 5" x 9' 6" (4.70m x 2.90m)

A dual aspect room with Velux window to front with fitted blind, four Velux windows with fitted blinds, ceiling spot lights, Sharps fitted wardrobes with shelving, hanging rail and cupboard, radiator, thermostat for electric under floor heater radiator, sloping ceilings.

GUEST EN SUITE WET ROOM

Beautifully fitted in a low level WC, vanity wash hand basin, shower enclosure with glazed folding screen, digital thermostat for drench style shower head and separate hand held attachment, fully tiled surrounds, fitted demisting mirror with surround light and shaver point, dual floor heated towel rail.

BEDROOM 6/DEN

15' 1" x 11' 6" (4.60m x 3.51m)

A dual aspect room with five Velux windows with fitted blinds, ceiling spot lights, eaves storage cupboard with light, radiator, sloping ceiling.

OUTSIDE

A block paved path leads to the front door with outside light, stocked borders and additional parking. Solid timber double vehicular gates and pedestrian gate open to the large **Car port** and drive way with outside lighting, warm tap with shower attachment, **Detached Double Garage** with twin remote controlled up and over doors, boarded loft space with ladder, power and light connected. The rear garden is fence and wall enclosed being mostly laid to lawn with two sandstone patio seating areas, green roof, raised beds and mature planting.

TENURE

Freehold

Council Tax Band - F





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