

# WESLEY HOUSE

CHURCH ROAD • GRAFHAM • PE28 0BB









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## AT A GLANCE:

- Well-Positioned, Detached Family Residence.
- Over 2,300 Square Feet of Accommodation for the Discerning Buyer.
- Three Reception Rooms offering Exceptional Space for Entertaining and Homeworking.
- Impressive 21 FT. Kitchen with Breakfast Nook.
- Excellent Garden Room Overlooking Generous South Facing Garden.
- Four Comfortable Bedrooms, all with Wardrobes.
- Principal Bedroom with Walk-in Wardrobe and En Suite.
- Guest Cloakroom and Practical Laundry Room/Utility.
- Double Garage and Additional Parking.
- Convenient for Local Facilities and Major Road and Rail Links.

Wesley House is an attractive, generously proportioned modern residence, well-positioned set back from the road and conveniently located for access to the area's excellent schools, local facilities including Grafham Water reservoir and excellent commuter routes.

The property has been extended and improved over the years to offer over 2,300 square feet of characterful accommodation, featuring fabulous living/entertaining space and that all-important homeworking provision.

In brief, the layout comprises a welcoming reception hall with guest cloakroom, three reception rooms including sitting room with superb inglenook fireplace and wood burning stove, and a delightful garden room with vaulted ceiling and French doors opening onto the patio, a generous and comprehensively fitted kitchen with breakfast nook and an adjacent laundry room/utility. There are four comfortable bedrooms on the first floor, including bedroom one with a large walk-in wardrobe and refitted en suite, plus a well-appointed family bathroom.

The generous and private garden enjoys a pleasant southerly aspect and there is a detached double garage and ample additional parking.

**Peter  
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**Town & Country**

Price £700,000

**Kimbolton branch: 01480 860400**  
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### **CANOPY PORCH**

Replacement composite front door with glazed panel, twin coach lamps.

### **RECEPTION HALL**

Wood floor, recessed ceiling downlighters, staircase to first floor galleried landing with storage cupboard below.

### **GUEST CLOAKROOM**

Fitted with two-piece suite. Wood flooring, cloaks hanging space, enclosed central heating boiler.

### **SITTING ROOM**

A triple aspect room with impressive brick inglenook fireplace with timber bressummer and raised brick hearth incorporating log-store and display niches and housing wood burning stove. Wall light points and recessed ceiling downlighters. Opening to:



## DINING/FAMILY ROOM

Brick fireplace housing wood burning stove, wall and pendant lighting. French doors with glazed sides screens opening into:

## GARDEN ROOM

Wood flooring, vaulted ceiling with Velux rooflights, picture window overlooking the garden and double doors leading to patio.

## KITCHEN/ BREAKFAST ROOM

Fitted with full-length countertop and a comprehensive range of light oak fronted cabinets including wine rack and vegetable storage baskets, inset one and a half bowl sink with swan-neck mixer tap, integrated dishwasher, space for range cooker with stainless steel extractor hood. Breakfast nook with brick faced wall, limestone tiled floor, recessed ceiling downlighters.

## REAR LOBBY

Limestone tiled floor, cloaks hanging space, airing cupboard. Door to rear covered porch.

## LAUNDRY/UTILITY ROOM

Fitted with cabinets to complement the kitchen with countertop and inset sink, plumbing for washing machine and space for fridge/freezer, limestone tiled floor.

## FIRST FLOOR GALLERIED LANDING

## BEDROOM ONE

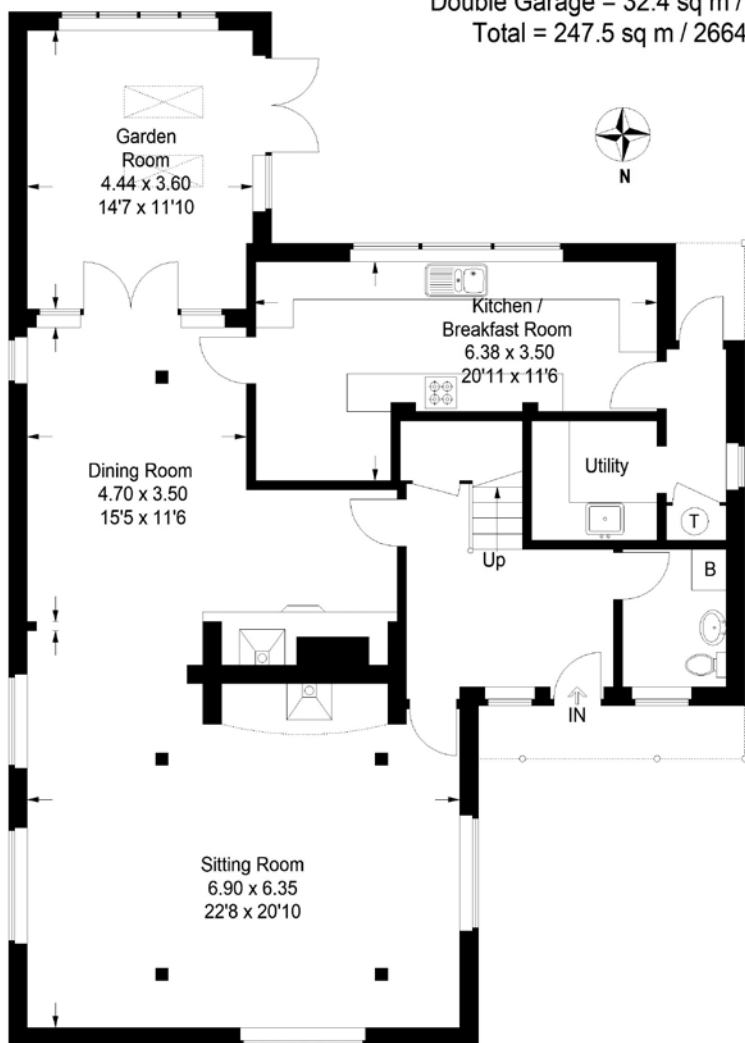
(Front facing) Large walk-in wardrobe with hanging rail & shelving, fitted furniture including dressing table and storage cabinets.

## EN-SUITE SHOWER ROOM

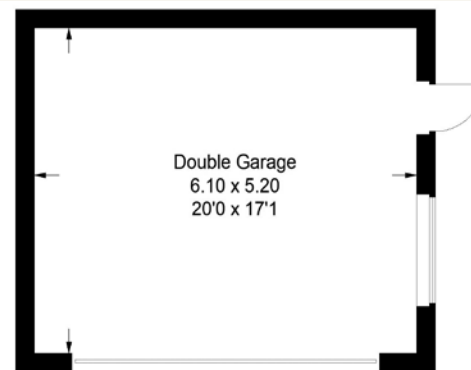
Suite comprising double shower enclosure with power shower, pedestal washbasin and WC. Countertop with storage cupboards below, tiling to half-height, heated towel rail.



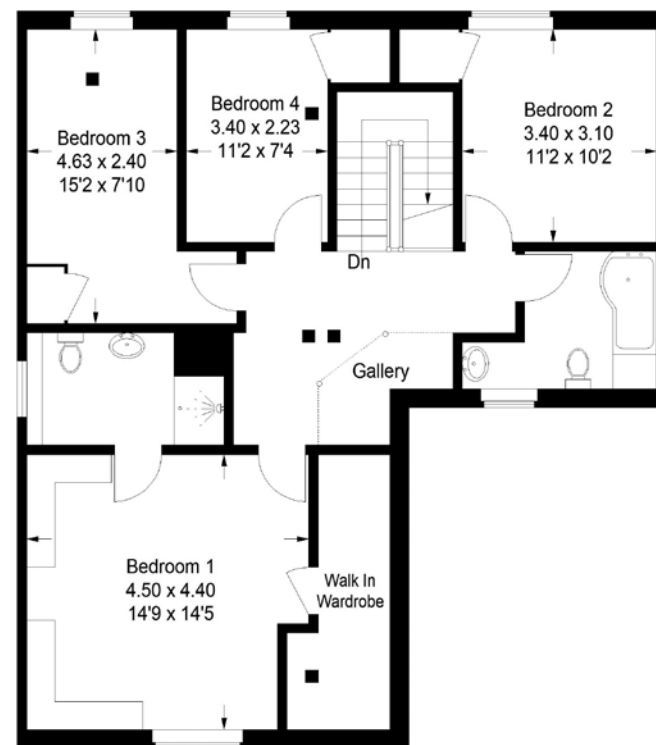
Approximate Gross Internal Area  
 215.1 sq m / 2315 sq ft  
 Double Garage = 32.4 sq m / 349 sq ft  
 Total = 247.5 sq m / 2664 sq ft



**Ground Floor**



(Not Shown In Actual Location / Orientation)



**First 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. (ID1158536)

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### **BEDROOM TWO**

(Rear facing) Built-in wardrobe.

### **BEDROOM THREE**

(Rear facing) Built-in wardrobe.

### **BEDROOM FOUR**

(Rear facing) Built-in wardrobe.

### **BATHROOM**

Suite comprising P-shaped bath with electric shower over, tiled surround and glazed screen, pedestal washbasin and WC. Tiled floor and tiling to half-height, heated towel rail.



### **OUTSIDE**

The property is set back from the road behind mature hedging with driveway offering extensive car standing/turning space and leading to the double garage.

Gated access to the exceptional south facing rear garden featuring recently re-laid patio and pathways, neat area of lawn with attractive shrub borders, pergola, soft fruit and vegetable planters, charming chicken coop, substantial timber shed and additional storeshed.

Exterior lighting, plug points and water supply.

Note: Full oil-fired central heating and replacement window double glazing.

### **THE VILLAGE**

The village of Grafham is situated close to Grafham Water Reservoir, home to many recreational and sailing facilities. Local amenities include a community run shop and pub, restaurant/bar and village hall. The village is situated mid-way between the A1 and the recently upgraded A14, giving excellent road access. Nearby Huntingdon and St Neots offer a mainline train station to London's Kings Cross. The village is in the Hinchingsbrooke Secondary School catchment area and there is a bus service to Kimbolton School. Day to day shopping is available at nearby Buckden and Brampton, both around 3 miles away, and there are many country walks such as around the reservoir and the 26-mile Three Shires Bridleway.

Nearby, is the popular and historic market town of Kimbolton which boasts one of the area's leading private schools, Kimbolton School, along with the well-regarded Kimbolton Primary Academy. There is a variety of shops and cafes, pub/restaurant, Indian restaurant, a doctor's surgery, dentist, chemist, veterinary practice, supermarket and garage.





**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**

Cashel House

15 Thayer St, London

Tel : 0870 112 7099