



2 WOOLLEY ROAD

BARHAM • PE28 5AA

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AT A GLANCE

- Characterful semi-detached home with unrivalled views over the surrounding rural landscape.
- Generous, mature gardens with pleasant southerly aspect.
- Over 1,300 square feet of accommodation, attractively extended, remodelled and enhanced with family in mind.
- Comfortable sitting room with quarry-tiled floor and wood burning stove.
- Wonderful dining/garden room with vaulted ceiling and extensive glazing including French doors opening onto the garden.
- Carefully crafted kitchen/breakfast room with a comprehensive range of cabinets and appliances.
- Three double bedrooms, bathroom and separate shower room.
- Superb principal bedroom with dressing area and balcony offering outstanding views of the garden and countryside beyond.
- Also features useful study /office area and practical utility room.
- Driveway and ample private off-road parking.
- Peaceful, small village environment yet convenient for access to major road and rail links.

This charming and beautifully presented village home is perfectly located within this delightful rural landscape, whilst remaining convenient for those requiring access to major road and rail links. The property, with its attractively rendered elevations, has been extended and extensively remodelled over the years to offer outstanding accommodation with characterful yet surprising spacious living space, from the welcoming entrance area with decorative tiled floor, comfortable sitting room with wood burning stove, a well-crafted kitchen/breakfast room, to the superb dining garden room with vaulted ceiling located to the rear to take full advantage of the garden views. There are three double bedrooms, including an outstanding principal with dressing area, vaulted ceiling and balcony overlooking the garden and open fields beyond.

The south-facing, well-maintained rear garden offers wonderful entertaining space, with areas for relaxing, entertaining and just sitting to enjoy the delightful seclusion. There is a patio area with pergola and old well, and a fine expanse of lawn interspersed with mature trees and a variety of shrubs, orchard boasting apple, cherry, pear and peach, soft-fruit area, timber garden shed and pond. Oil-fired radiator central heating with externally located boiler.

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Guide Price £400,000

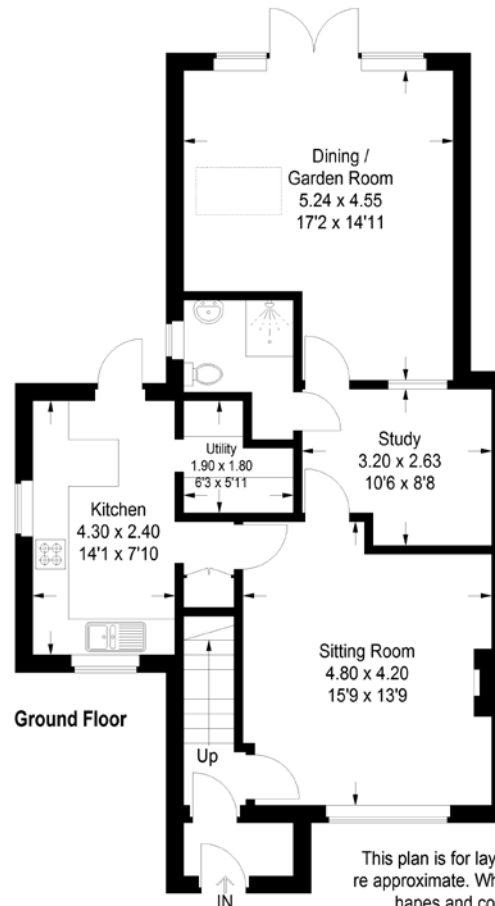
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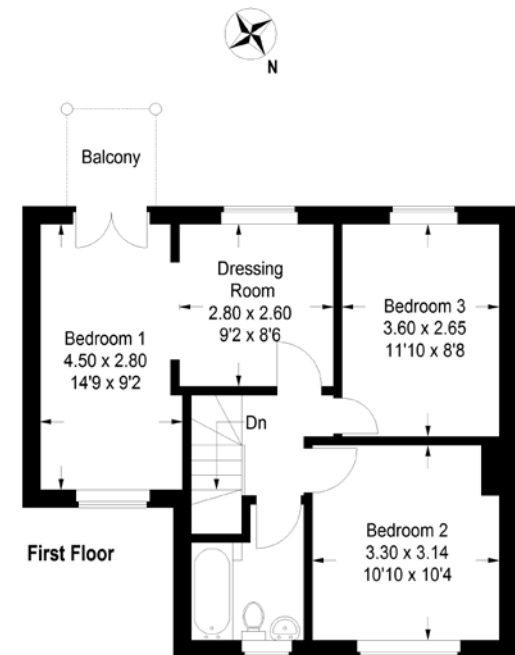


LOCATION

The small village of Barham features a pleasant blend of modern and period properties and is delightfully situated, surrounded by open countryside and farmland yet is within easy reach of both the A1 and the recently upgraded A14. Local shopping facilities can be found both at the post office and general store at Alconbury and at nearby Spaldwick, with its pub/restaurant and excellent services with petrol station, Little Waitrose, Costa and Greggs. Education is at a premium in this area with an excellent choice of both primary and secondary education as well as some of the area's leading public schools at Kimbolton and Oundle. The market towns of Huntingdon (7 miles) and St Neots (13 miles) offer a host of shopping and recreational facilities as well as a main line train stations providing a commuter service to London's Kings Cross. The airports of Stansted, Luton and East Midlands can be reached in approximately one hour.



Approximate Gross Internal Area
122.7 sq m / 1321 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings re approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, hapes and compass bearings before making any decisions reliant upon them. (ID1220281)

Housepix Ltd



BUYERS INFORMATION

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