

MAYFIELD HOUSE

OLD FORD LANE • STONELY • PE19 5EJ





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AT A GLANCE:

- Handsome, generously proportioned residence in arguably the area's premier location.
- Wonderful plot of around 0.34 of an acre with uninterrupted countryside views.
- Recently extended, remodelled, upgraded and improved.
- Around 3,300 square feet of wonderfully versatile living, entertaining and homeworking space.
- Welcoming reception hall with guest cloakroom.
- Generous, dual aspect sitting room with fireplace and French doors opening onto garden terrace.
- Separate family room and study/home office.
- Stunning 27ft x 21ft kitchen/breakfast/dining room with extensive glazing and three sets of French doors onto the garden terrace.
- Adjacent utility/boot room.
- Principal bedroom with dressing area, en suite and enjoying fabulous views over the garden and fields beyond.
- Four further double bedrooms, family bathroom and additional shower room.
- Double garaging, EV charging point and extensive parking/turning space.
- Peaceful village location yet convenient for local schools and facilities and access to major road and rail links.

Stonely is a designated conservation area within the parish of Kimbolton, to the west of Huntingdonshire and close to the boundary with Bedfordshire. It is situated on the route between St Neots and Kimbolton, the highway set in the valley of the river Kym amongst the rolling landscape which characterises the western edge of the district.

The A1 is about 5.7 miles Southeast giving excellent dual carriageway access both north and south and to the recently upgraded A14. An excellent main line commuter train service to London St Pancras is available from St Neots (approx. 8 miles) and Kings Cross via Huntingdon (approx. 11 miles). Bedford is approximately 14 miles and Cambridge 26 miles away. The airports of Stansted and Luton can be reached in approximately one hour, with East Midlands in around one and a quarter hours.

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 variety of shops and cafes, pub/restaurant, Indian restaurant, doctor's surgery, dentist, chemist, veterinary practice, supermarket and garage.

**Peter
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Guide Price £1,500,000

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THE PROPERTY

Mayfield House is a generously proportioned village residence with a wonderfully spacious and light interior which takes full advantage of its delightful semi-rural location and uninterrupted countryside views.

The present owners have carried out a meticulous programme of remodelling and enhancement to create a bespoke family home of undoubted quality that would equally suit the growing or extended family and those looking for a comfortable and appealing home with wonderful entertaining space and excellent facilities for home working.

The generous and well-planned layout extends to around 3,300 square feet internally and occupies an enviable plot of around a third of an acre on a no-through road which is arguably the area's most sought-after address.

In brief, accommodation comprises a generous reception hall with guest cloakroom, dual aspect sitting room with wood burning stove, family/tv room, a truly stunning kitchen/breakfast/dining room, practical utility and guest cloakroom, plus study/home office. There are five four double bedrooms, including the principal with dressing room and en suite, separate family bath and showers rooms, plus a double garage with EV charging point and extensive private parking.

GROUND FLOOR

Feature entrance porch with twin columns and panelled front door with fanlight opening into an entrance vestibule, with double doors to the welcoming reception hall with Karndean wood-effect vinyl flooring, guest cloakroom with Venetian 'wet wall' lime plaster and staircase rising to the first-floor galleried landing.

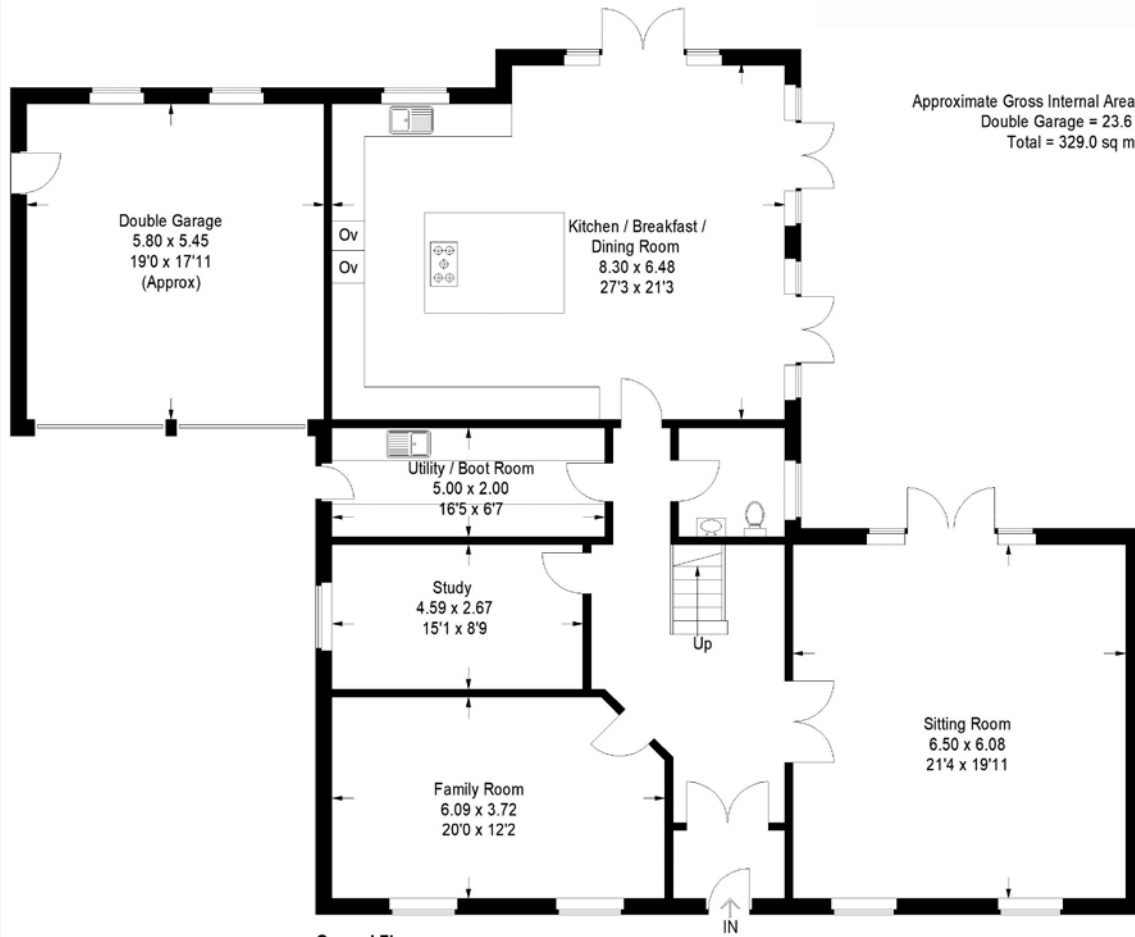
Hardwood flooring extends through both the family room and the generous sitting room, which features a stone fireplace incorporating a wood burning stove and enjoys a pleasant dual aspect including French doors opening onto the rear garden terrace. For those requiring even more space, there is a spacious third reception room which makes an ideal study/home office.

Situated to south-easterly area of the property to take full advantage of the magnificent views will be found the extended, fully remodelled and refitted kitchen/breakfast/dining room, extending some 27 feet by 21 feet with tiled flooring and underfloor heating, and extensive glazing including a superb roof lantern and three pairs of French doors opening onto the garden terrace.

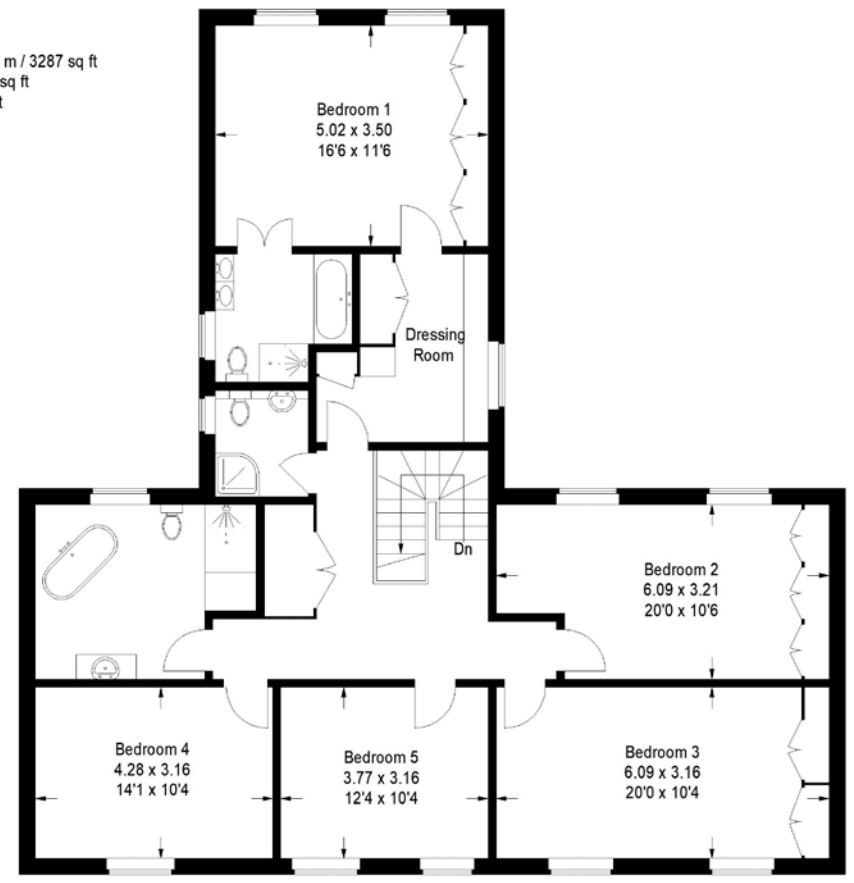
The beautifully crafted kitchen area is fitted with extensive quartz counters and upstands, and a comprehensive range of quality cabinets with appliances to include twin Neff ovens including combi oven/microwave and warming drawer, integrated full-height fridge and separate freezer, dishwasher and under counter sink with mixer tap. The central island incorporates an induction hob with concealed extractor, wine cooler and a range of contrasting storage cabinets and countertops and cupboards extend into the dining area family area, with kick-space lighting and recessed ceiling downlights and pendant lighting over the dining table.

Tiled flooring continues into an adjacent utility room which has been fitted to complement the kitchen with under counter mounted sink with mixer tap, integrated fridge/freezer and additional freezer, plumbing for washing machine, space for dryer and door to the side garden.





Approximate Gross Internal Area = 305.4 sq m / 3287 sq ft
 Double Garage = 23.6 sq m / 254 sq ft
 Total = 329.0 sq m / 3541 sq ft



Ground Floor

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. (ID1157951)
 Housepix Ltd



FIRST FLOOR

The spacious and light galleried landing provides access to the five double bedrooms, family shower room and the fully refitted and well-appointed bathroom with underfloor heating and suite comprising oval bath with free-standing taps and Venetian plaster, washstand with integrated basin, 'wet room' style shower enclosure and close-coupled WC.

The principal bedroom features a dressing area with an extensive range of fitted cabinets and wardrobes which continue into the bedroom area, and a refitted en suite with panelled bath tiled surround, double shower enclosure, countertop with twin basins and storage below and close-coupled WC. The bedroom also enjoys delightful views of the garden and open countryside beyond.

OUTSIDE

The superior plot with attractively landscaped gardens offer a split-level side and rear flagstone terrace with pergola and with a fine circular expanse of lawn with low retaining wall and encompassed by a gravelled pathway and seating areas, interspersed with a variety of trees and shrubs.

The garden is enclosed on two sides by mature hedgerow, with post and rail to the rear boundary allowing uninterrupted views over open fields.

The property is set well back with deep lawned frontage, trees and shrub borders, block-paved entrance and sweeping gravelled driveway leading to extensive parking/turning space for numerous vehicles.

DOUBLE GARAGE

5.80m x 5.45m (19' 0" x 17' 11")

External electric charging point, twin up and over doors, light and power.

AGENTS NOTE

Part of the property lies within Stonely's conservation area.



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