



2 THE OLD COACHYARD

HAMERTON ROAD • WINWICK • PE28 5PX



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AT A GLANCE

- Five Double Bedrooms
- Two En-Suites, Family Bathroom & Cloakroom
- Two reception Rooms and Garden Room
- Air Source Heat pump
- Under Floor Heating
- Detached Double Garaging
- Kitchen/Dining Room
- Integral Fridge, Freezer, Dishwasher.
- South East facing Garden
- Balcony off Bedroom Two

The property was constructed by an independent developer in 2021 within a quiet cul de sac and set in a picturesque setting with modern luxury and quality features. Offering family sized accommodation with ample living space and a south/east facing rear garden, off road parking provision and a double garage. Set in this idyllic countryside village situated close to the market town of Oundle and within easy reach of major road and rail links.

THE VILLAGE

Winwick lies on the western border of Cambridgeshire, adjoining Northamptonshire. All Saints Church dates from the 12th century. The chancel, nave and south aisle were re-built in the middle of the 13th century, and the church acquired its present font. The north arcade and aisle were added around 1325, with the south transept and west tower being built in the 15th century. The strikingly designed stained glass window in the west wall of the church was commissioned by the village to mark the new millennium and is already described as being of national importance. The village contains a 16th Century Quaker Burial Site. Winwick is a friendly and welcoming community, with social occasions centred around the Village Hall; such as the Summer Fete, art exhibitions, Harvest Festival, well-attended pop-up pubs, and a monthly Coffee, Cake & Book Sale in the church.

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

Guide Price £895,000

Kimbolton branch: 01480 860400
www.peterlane.co.uk Web office open all day every day





COMPOSITE FRONT DOOR TO

RECEPTION HALL

Oak staircase with glass balustrade to first floor, large understairs storage cupboard, engineered Oak flooring.

CLOAKROOM

4' 6" x 4' 0" (1.37m x 1.22m)

Fitted in a contemporary Porcelanosa white two piece suite comprising low level WC, vanity wash hand basin, full height Porcelanosa tiling, chrome heated towel rail, Porcelanosa tiled flooring.

STUDY

15' 3" x 13' 10" (4.65m x 4.22m)

A versatile room with window to front aspect and double doors to the **Reception Hall**.

KITCHEN/DINING

26' 8" x 18' 8" (8.13m x 5.69m)

Two sets of French doors to rear aspect, fitted in a range of high quality, base and wall mounted cabinets with Silestone Quartz work surfaces and up-stands, twin Butler sink units, pantry, integrated appliances incorporating twin electric ovens and twin combination ovens, induction hob with extractor over, automatic dishwasher, full height fridge, full height freezer, wine fridge, concealed waste bins, high quality Porcelanosa floor tiling.

UTILITY ROOM

11' 2" x 6' 10" (3.40m x 2.08m)

Door to rear aspect, fitted in a range of base units with work surface, inset sink unit, plumbing and space for automatic washing machine, space for tumble dryer.

LIVING ROOM

22' 5" x 15' 3" (6.83m x 4.65m)

A light double aspect room with window to front aspect and bi-fold doors to rear garden, engineered Oak flooring.

GARDEN ROOM

18' 8" x 15' 8" (5.69m x 4.78m)

A stunning room with vaulted ceiling, recessed downlighters, bi-fold doors to rear garden, a modern Flamrite Iona wall mounted flame effect fire, engineered Oak flooring.

FIRST FLOOR LANDING

Large linen cupboard, access to loft space, window to front aspect.

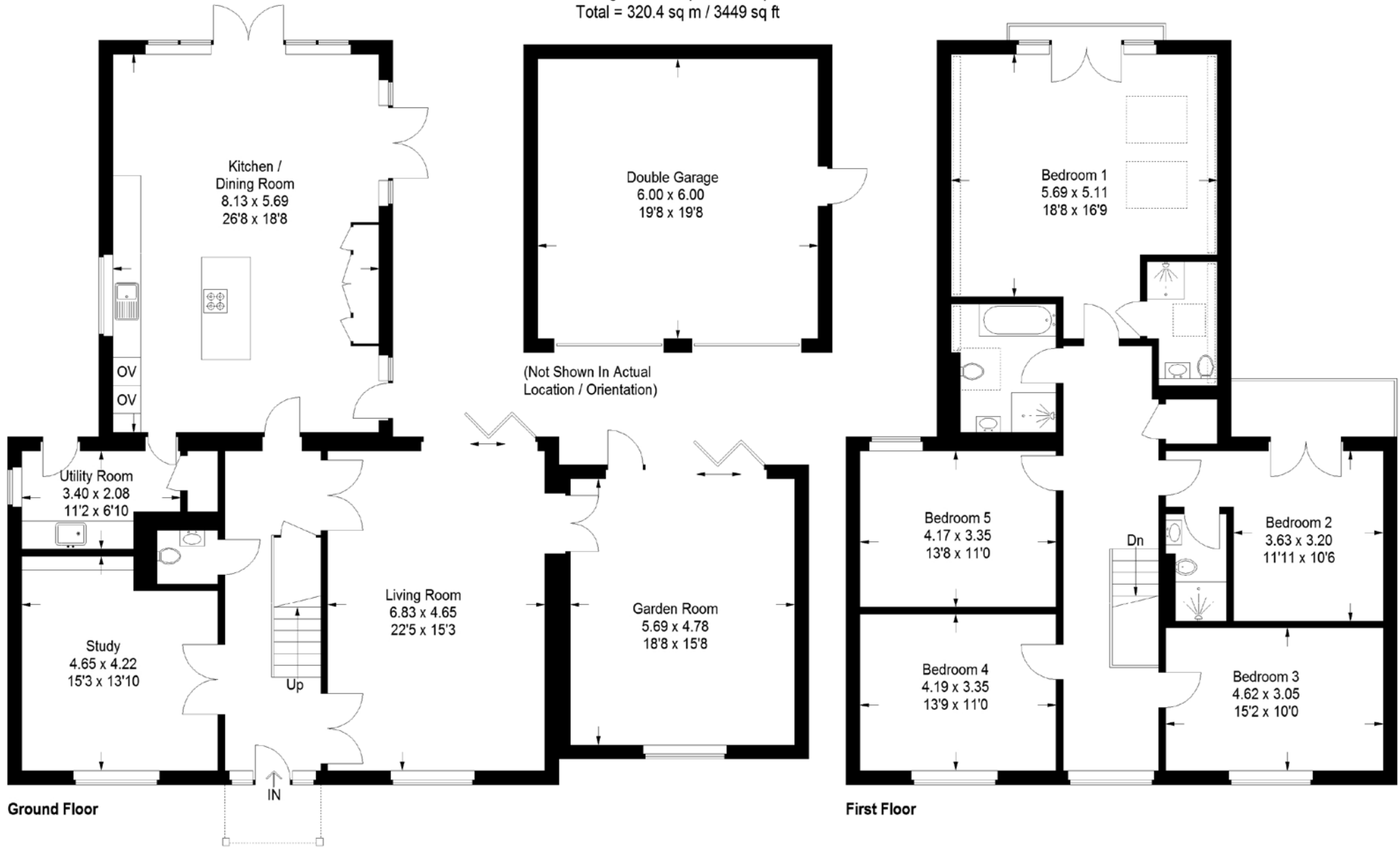
PRINCIPAL BEDROOM

18' 8" x 16' 9" (5.69m x 5.11m)

Juliette balcony with views over open countryside, vaulted ceiling with two roof windows.



Approximate Gross Internal Area = 283.8 sq m / 3055 sq ft
 Garage = 36.6 sq m / 394 sq ft
 Total = 320.4 sq m / 3449 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. (ID1104320)



EN-SUITE SHOWER ROOM

8' 8" x 4' 11" (2.64m x 1.50m)

Comprehensively fitted in a Porcelanosa three piece suite comprising fully tiled shower cubicle with rainfall shower head, low level WC, vanity wash hand basin, Porcelanosa wall tiling, roof window to side aspect, contemporary heated towel rail, Porcelanosa tiled flooring.

GUEST BEDROOM

11' 1" x 10' 6" (3.38m x 3.20m)

French doors to south east facing **Balcony** overlooking the rear garden and countryside.

BALCONY

10' 6" x 4' 2" (3.20m x 1.27m)

Glass balustrade and privacy screen with views over open countryside and rear garden.



GUEST EN SUITE SHOWER ROOM

7' 6" x 3' 10" (2.29m x 1.17m)

Comprehensively fitted in a Porcelanosa three piece suite comprising low level WC, vanity wash hand basin, fully tiled shower enclosure with rainfall shower head over, extensive Porcelanosa tiling, heated towel rail, Porcelanosa floor tiling.

BEDROOM 3

15' 2" x 10' 0" (4.62m x 3.05m)

Window to front aspect.

BEDROOM 4

13' 9" x 11' 0" (4.19m x 3.35m)

Window to front aspect.

BEDROOM 5

13' 8" x 11' 0" (4.17m x 3.35m)

Window to rear aspect.



FAMILY BATHROOM

Fitted in a three piece contemporary Porcelanosa suite comprising low level WC, wash hand basin, freestanding bath with mixer tap hand shower, roof window, extensive Porcelanosa tiling, heated towel rail, Porcelanosa floor tiling.

OUTSIDE

The property is accessed via a small cul de sac with off road parking provision and a **Detached Double Garage** with up and over electric doors, power, lighting and positioned to the side. The rear garden benefits from a patio seating area, specimen flower and shrub borders enclosed by brick walling and panel fencing.

TENURE

Freehold

Council Tax Band – G



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St. Neots

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