

THE MARTLETS

13 HATCHET LANE • STONELY • PE19 5EG



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AT A GLANCE

- Individual established detached home in sought-after village lane.
- Excellent opportunity to update, remodel and improve (subject to relevant permissions).
- Generous, mature plot approaching 0.4 of an acre.
- Around 2,000 square feet of versatile and adaptable accommodation with up to five bedrooms.
- Dual aspect sitting room with fireplace and glazed door to garden.
- Kitchen and adjacent dining/breakfast room with French doors to secluded side garden.
- Useful laundry/utility room and cloakroom/WC.
- Well-appointed bathroom, two double bedrooms on first floor.
- Double garage, 'in out' driveway and ample off-road parking.
- Peacefully located within walking distance of Kimbolton School and convenient for access to major road and rail links.

THE PROPERTY

This fine, established detached home is well positioned in one of the area's premier locations, and represents an outstanding opportunity to update, remodel and even extend, subject to the relevant permissions.

Approached via an 'in - out' driveway, the property is set back from the lane on a generous plot approaching 0.4 of an acre, set amid delightful semi-rural surroundings and within walking distance of Kimbolton school.

The existing layout is wonderfully versatile and currently offers over 2,000 square feet of accommodation with up to five bedrooms arranged over two floors. The spacious dual aspect sitting room features a wood burning stove and glazed door opening onto the garden. The dining/breakfast room also has French doors to the garden and opens into the functional kitchen with hardwood counters, Butler sink and space for a range cooker.

The principal bedroom features an en suite and adjacent sun lounge, making it an ideal guest area. Also found on the ground floor are the laundry/utility room, cloakroom and well-appointed bathroom, with two excellent double bedrooms located on the first floor.



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

Guide Price £800,000

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

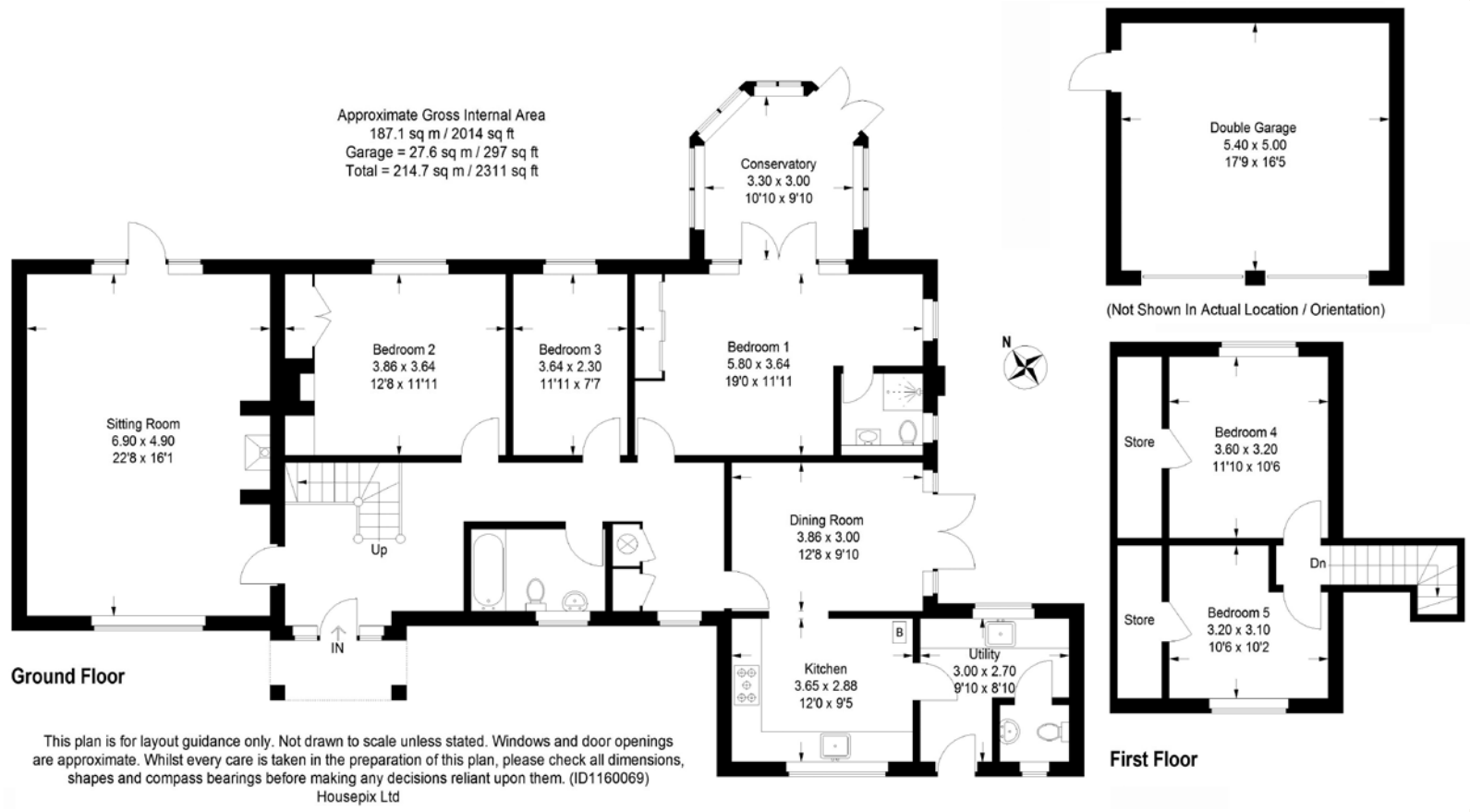


Stonely is a designated conservation area within the parish of Kimbolton, to the west of Huntingdonshire and close to the boundary with Bedfordshire. It is situated on the route between St Neots and Kimbolton, the highway set in the valley of the river Kym amongst the rolling landscape which characterises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





Huntingdon	Kimbolton	Mayfair Office
60 High Street	6 High Street	Cashel House
Huntingdon	Kimbolton	15 Thayer St, London
Tel : 01480 414800	Tel : 01480 860400	Tel : 0870 112 7099