



STRATTON HOUSE

CHAPEL LANE • EASTON • PE28 0TX



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AT A GLANCE:

- Handsome, generously proportioned village residence with private gated entrance.
 - Wonderful plot of around 0.4 of an acre with delightful countryside views.
 - Recently remodelled, upgraded and improved.
- Over 2,800 square feet of wonderfully versatile living, entertaining and homeworking space.
- Welcoming reception hall with guest cloakroom and French doors opening onto the garden.
 - Comfortable, dual aspect sitting room and separate formal dining room.
- Stunning 37ft. kitchen/breakfast/family room with extensive glazing and sliding doors onto the garden terrace.
 - Adjacent utility/boot room, additional cloakroom/WC and study/home office.
- Principal bedroom with en suite and Juliet balcony overlooking the garden and fields beyond.
 - Three further double bedrooms and family bathroom.
 - Double garaging and extensive parking/turning space.
- Peaceful village location yet convenient for major road and rail links and within sought- after school catchments.

The picturesque village of Easton centres around its Medieval church. The variety of housing is surrounded by open farmland and offers easy access to the recently upgraded A14 and onwards to the A1, M1 and M6.

The village lies within the catchment area for Spaldwick Primary School and Hinchingsbrooke Secondary School. The nearby market town of Kimbolton boasts one of the area's leading private schools, Kimbolton School, along with the well-regarded Kimbolton Primary Academy. It offers a variety of shops, eateries and recreational facilities. Both Huntingdon and St. Neots have mainline train stations to London's Kings Cross.

Oundle, Cambridge, Peterborough, Bedford and Northampton are within easy commuting distance.

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Guide Price £1,200,000

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THE PROPERTY

Stratton 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 well-planned layout extends to over 2,800 square feet internally and occupies an enviable plot of around 0.4 of an acre, approached via electric gates and a sweeping private drive. In brief, accommodation comprises a generous reception hall with guest cloakroom, triple-aspect sitting room with open fire, separate formal dining room, a truly stunning kitchen/breakfast/family room, practical utility and additional cloakroom, plus study/home office. There are four double bedrooms, en suite and family bathrooms, plus a double garage and extensive private parking.

GROUND FLOOR

Feature entrance porch with twin coach lamps and panelled front door opening into the superb reception hall with oak flooring, guest cloakroom, French doors leading to the garden and staircase rising to the first-floor galleried landing.

Oak flooring extends to both main reception rooms; the sitting room features an open fireplace and enjoys a triple aspect including a bow window overlooking the south facing area of the garden, and the dual-aspect dining room has a similar bow window, plus French doors opening onto the terrace.

Situated to south-easterly area of the property to take full advantage of the magnificent views will be found the fully remodelled and refitted kitchen/breakfast/family room, extending to some 37 feet with tiled flooring and underfloor heating, full-width glazing including sliding doors opening onto the garden terrace.

The family area features a raised wood burning stove for cosy evenings, and the beautifully crafted kitchen area is fitted with granite counters and upstands, three-oven Aga and a comprehensive range of quality lacquered cabinets with appliances to include induction hob with extractor, twin Neff ovens, combi oven/microwave and coffee maker, plus fridge/freezer, dishwasher and under counter sink with mixer tap. The countertop also incorporates a peninsula unit/breakfast bar with storage cabinets and a range of contrasting storage cabinets extend into the family area. There is over-counter and kick-space lighting, with recessed downlighters, pendent lighting and ceiling mounted speaker system.

Tiled flooring continues into an adjacent utility room which has been fitted to complement the kitchen with extensive counter space, white lacquered cabinets, Corian sink and mixer tap, wine cooler, plumbing for washing machine, space for additional appliances, doors to the garage and side garden.

There is a useful second cloakroom/WC, ideal if gardening or outdoor entertaining and, finally on the ground floor, the all-important Home Office has wood flooring, a fitted desk unit and ample plug points/internet access.



Approximate Gross Internal Area
(Including Double Garage) = 286.2 sq m / 3080 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. (ID1076744)

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FIRST FLOOR

The spacious and light galleried landing provides access to four double bedrooms and the well-appointed and fully tiled family bathroom, refitted with suite comprising L-shaped bath with shower over, glazed screen and herringbone-pattern tiled surround, wall-hung washbasin with storage units below and close-coupled WC.

The principal bedroom features an extensive range of built-in wardrobes and a fully tiled and refitted en suite with tiled dais housing a large walk-in 'wet room' style shower enclosure with 'monsoon' and hand-shower fittings, countertop with twin basins and storage below, large oval backlit mirror and close-coupled WC. The bedroom also enjoys a dual aspect, including a delightful Juliet balcony with views over the garden and open countryside beyond.

Both the bathrooms have thermostatically controlled underfloor heating and the remaining three double bedrooms all offer built-in wardrobes.



OUTSIDE

Approached via double electrically operated gates and a sweeping gravelled drive, the property occupies a superior plot of over 0.4 of an acre, with attractively landscaped 'wrap-around' gardens fully enclosed by mature hedgerow and with a fine expanse of lawn, interspersed with a variety of trees and shrubs, black slate patio and pathways and raised tiled terrace which matches the kitchen threshold to allow step-free access for wonderful indoor/outdoor entertaining. There is a second secluded block-paved patio area and extensive parking/turning space for numerous vehicles, with both external security and amenity lighting.

DOUBLE GARAGE

5.00m x 5.00m (16' 5" x 16' 5")

Electric roller door, light and power, personal door to utility.





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