









# THE WHITE HOUSE • BUCKDEN ROAD • BRAMPTON • PE28 4PR

**Guide Price £1,500,000**

One of Brampton's most notable family residences this impressively scaled and beautifully re-configured Victorian home offers an impressive 7000 sq ft of individual and versatile accommodation set within wonderfully private and mature grounds extending to approximately two acres (stms).

The property offers five double bedrooms (four en suites) with a boutique principal suite covering the entire upper floor. There is a lovely roof terrace enjoying views across the gardens and numerous other notable elements throughout this wonderful home. The ground floor accommodation is beautifully arranged with generous reception space, study, garden room and interesting additional sub floor accommodation. The kitchen is well appointed with natural stone work surfaces and integrated quality appliances, pantry and adjoining utility room.

The house stands in stunning grounds of approximately two acres in all with generous driveways and a lovely selection of outbuildings. There is a fabulous leisure complex with indoor heated pool, gym and sauna. The detached two storey barn offers an amazing office suite with masses of versatile uses. The gardens back onto Brampton Park golf course and offer a great deal of seclusion and privacy.

Overall a magnificent Victorian home positioned within one of our most popular local villages. Viewing is essential and by appointment only.









## GLAZED PANEL DOOR ACCESSING

### RECEPTION HALL

A beautifully designed open plan space with stairs extending to the first floor, recessed lighting, natural stone tiled flooring, double panel radiator, recessed lighting, coving to ceiling, stairs extending to the sub-floor level, wall light points.

### CLOAKROOM

Fitted in a two piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with double panel radiator, shelved display recess, port hole window to front aspect, recessed lighting.

### STUDY

13' 3" x 13' 2" (4.04m x 4.01m)

Picture window to front aspect, free standing cast iron radiator, central feature fireplace with tiled hearth and moulded timber surround, a bespoke range of office furniture incorporating desk unit, cabinet storage, fixed display shelving, port hole window to side aspect.

### DINING ROOM

21' 2" x 14' 5" (6.45m x 4.39m)

Full height sealed unit picture window to rear aspect, natural stone tiling, double panel radiator, central marble fireplace with tiled hearth, cabinet storage, glass fronted display cabinets, recessed lighting, open access to

### KITCHEN/BREAKFAST ROOM

22' 5" x 13' 6" (6.83m x 4.11m)

Fitted in a range of Cherry wood base and wall mounted Shaker style cabinets with complementing black granite work surfaces and up-stands, marble tiled surrounds, a selection of integrated appliances incorporating both Bosch double and single Bosch ovens, central island work station with granite work surface, corner shelf display unit, space and plumbing for American style fridge freezer, central dividing peninsular unit incorporating four/five stool breakfast bar, drawer units, pan drawers, central five ring hob with integral Wok burner and suspended stainless steel extractor fitted above, walk in shelved pantry, over-lit pelmet, single drainer one and a half bowl stainless steel sink unit with reverse osmosis water filter tap, picture window to side aspect, marble floor tiling, two vertical contemporary radiators, French doors accessing garden terrace to the rear,.

## LAUNDRY ROOM

11' 4" x 9' 5" (3.45m x 2.87m)

A triple aspect room with windows to front, side and rear aspects, fitted in a range of base and wall mounted cabinets with work surfaces and marble tiling, single drainer stainless steel sink unit with mixer tap, marble floor tiling, radiator, glazed door to rear garden.

### GARDEN ROOM

38' 9" x 31' 0" (11.81m x 9.45m)

Part of the architect designed extension, vaulted ceiling, UPVC windows to rear and side aspects, natural stone floor tiling with underfloor heating, wall light points, stone and brushed stainless steel staircase extends to upper floors, central fireplace with inset fully functional fire basket, French doors access garden terrace, electrically operated roof lights, stairs extend down to the sub floor rooms, door to side aspect.

### SUB FLOOR AREA

24' 1" x 13' 1" (7.34m x 3.99m)

A light and airy space offering beautifully finished **Snug/Office**, tiled in natural stone, power, lighting, fireplace recess, leading through to

### STORE/CELLAR

10' 4" x 6' 7" (3.15m x 2.01m)

Double storage cupboards, tiled in natural stone, glazed door through to **Reception Hall**.

### INNER HALL

Shelved storage cupboard, coats hanging area.

### PLANT ROOM

Fuse box, master switch, hot water cylinder, finished in natural stone tiling.

### SITTING ROOM

20' 1" x 17' 9" (6.12m x 5.41m)

A triple aspect room with picture windows to front aspect retaining the original window shutters, French doors leading to the external staircase accessing the side garden, internal windows to **Garden Room**, two radiators, central feature non functional fireplace with moulded timber surround, exposed brick work, cornicing to ceiling with recessed lighting, 3m ceiling height.







## FIRST FLOOR LANDING

Wall light points, two picture windows to front aspect, shelved airing cupboard, stairs to second floor, access to

## BEDROOM 5

14' 10" x 11' 11" (4.52m x 3.63m)

Picture window to front aspect, double panel radiator, a selection of bedroom furniture incorporating wardrobe range, dressing table, fixed display shelving, cabinet storage, dado rail, wall light points.

## FAMILY BATHROOM

11' 11" x 5' 3" (3.63m x 1.60m)

Fitted in a three piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with cabinet storage, display shelving, shaver point, recessed lighting, panel bath with hand mixer shower, full natural stone tiling, extractor unit.

## BEDROOM 4

20' 7" x 13' 2" (6.27m x 4.01m)

Picture window to side aspect, sealed unit picture windows to rear aspect and port hole picture window to side, arranged over two levels, storage range with wall mounted cabinets, wardrobe with hanging and storage, underlit display shelving, inner access to

## GUEST EN SUITE SHOWER ROOM

Fitted in a three piece range of white sanitaryware comprising low level WC, vanity wash hand basin with mixer tap and cabinet storage with granite work surface, window to garden aspect, underlit display shelf, full natural stone tiling, screened shower enclosure with independent shower unit fitted over, recessed lighting, extractor, heated towel rail.

## BEDROOM 3

20' 2" x 10' 11" (6.15m x 3.33m)

Split level with port hole window to side aspect and sealed unit picture window to the rear, double panel radiator, a selection of wardrobes with double and single units, wall light points, underlit display shelving, recessed lighting, inner access to

## EN SUITE SHOWER ROOM

Fitted in a three piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap, screened shower enclosure with independent shower unit fitted over, picture window to rear aspect, heated towel rail, full natural tiling, recessed lighting, shaver point, underlit display shelving.

## STAIRS TO SECOND FLOOR

Double panel radiator, wall light points.

## SECOND FLOOR

Accessing

## PRINCIPAL SUITE

29' 6" x 19' 0" (8.99m x 5.79m)

An impressively scaled room creating both reception space and a lower level bedroom area, centrally divided with a range of bespoke furniture incorporating wardrobe ranges, dressing table, drawer units, double panel radiator and single panel radiator, picture windows to two aspects retaining the original window shutters, recessed lighting, additional wardrobe ranges, access to loft space, stunning cast period fireplace, access to low level bedroom space with double panel radiator, wall light points with stunning views to the rear gardens, French doors accessing the roof top terrace.

## PRINCIPAL EN SUITE BATHROOM

14' 10" x 7' 3" (4.52m x 2.21m)

Extensive natural stone tiling, low level WC with concealed cistern, granite topped units, two heated towel rail, HIs and Hers vanity wash hand basins with mixer taps and cabinet storage, fixed display shelving, bidet, shaver point, wall light points, vanity mirror, panel bath, screened shower enclosure with independent shower unit fitted over, sealed unit window to front elevation.

## BEDROOM 2

18' 7" x 12' 1" (5.66m x 3.68m)

Sealed unit picture window to rear aspect, extensive wardrobe range.

## EN SUITE SHOWER ROOM

Fitted in a three piece white suite, vanity wash hand basin with mixer tap and cabinet storage, granite work surfaces, full natural stone tiling, heated towel rail, fixed display shelving, screened shower enclosure with independent shower unit fitted over, shaver point.







## POOL AND GYM COMPLEX

Part of a later addition, the **Pool Room** is sub-divided to create a **Gym** measuring 19' 7" x 12' 1" (5.97m x 3.68m) with vaulted ceiling and exposed 'A' frame timberwork, independent heating system with double panel radiator, shower cubicle, picture windows to three aspects, power and lighting, a tiled entrance recess leading through to the **Indoor Pool** measuring 31' 3" x 18' 0" (9.53m x 5.49m) with high vaulted ceiling with architectural window and roof lights, exposed 'A' frame timberwork, ceramic tiled poolside, French doors to both terrace and timber decked veranda overlooking the grounds, four double panel radiators, heated **Swimming Pool** by Delamare Spa, Guernsey. There is a **Sauna** measuring 5' 2" x 5' 1" (1.57m x 1.55m), **Cloakroom** fitted in a two piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with tiled work surface and cabinet storage, UPVC window to side aspect, recessed lighting.

## DETACHED BARN

24' 8" x 10' 6" (7.52m x 3.20m)

Incorporating **Office Room 1** measuring 11' 11" x 11' 7" (3.63m x 3.53m) with **Reception Area** measuring 11' 6" x 3' 3" (3.51m x 0.99m) with timber flooring, window to side aspect, recessed lighting, power, **Office Room 2/Store** measuring 12' 8" x 8' 1" (3.86m x 2.46m) with windows to side aspect with mono pitch roof, an external staircase leads to the **Studio** 21' 5" x 15' 4" (6.53m x 4.67m) an impressively scaled room with high vaulted ceiling, port hole picture window to side and sealed unit double glazed window to two further aspects with French doors to the artist-designed wrought iron Juliette balcony featuring insects and plants, overlooking the courtyard, power, lighting with a range of versatile uses.

## GARAGING

The larger garage measures 24' 8" x 10' 5" (7.52m x 3.21m) with power, lighting and double timber doors to the front. A further garage measures 18' 4" x 9' 6" (5.59m x 2.90m) with power, lighting and double timber doors to the front.

## OUTSIDE FRONT

The property stands in beautiful mature and private grounds extending to approximately two acres (stms). Double wrought iron gates lead to an extensive gravel driveway leading to a central turning circle with access to the **Garaging, Barns** and **Gym Complex**. The frontage is stocked with a variety of notable trees, established laurels that sub-divide the driveway and the garden is enclosed by high brick walling offering a good degree of security and privacy.







## OUTSIDE REAR

Between the **Pool House** and **Office/Studio** is a neatly landscaped and beautifully arranged courtyard with an established Olive tree and cork Oak trees, brick built planters, several defined seating area, enclosed by brick walling with two reclaimed historic stone windows and offering a good degree of privacy. The rear garden has a central ornamental pond, a large paved terrace, beautifully stocked shrub and flower borders with a selection of notable trees, there is a 1930's **Summer House** retaining the original stained glass windows offering views to the rear of the gardens, beautifully maintained, private, secure and secluded with a green house, various composting areas, **Timber Workshop** measuring 19' 0" x 17' 5" (5.79m x 5.31m) with double timber doors and power. Extending to the rear boundary are beautiful ornamental ponds, stocked with an array of water plants and a Weeping Willow. The gardens back on to Brampton Golf Course with a five bar gate accessing a right of way giving access through to River Lane.

## BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

## TENURE

Freehold

Council Tax Band - G







Approximate Gross Internal Area  
 Lower Ground Floor = 55.1 sq m / 593 sq ft  
 Ground Floor = 222.6 sq m / 2,396 sq ft  
 First Floor = 94.6 sq m / 1,018 sq ft  
 Second Floor = 99.6 sq m / 1,072 sq ft  
 Outbuilding 1 - Ground Floor = 65.8 sq m / 708 sq ft  
 Outbuilding 1 - First Floor = 31.2 sq m / 336 sq ft  
 Outbuildings 2 = 108.2 sq m / 1,165 sq ft  
 Summer House = 15.2 sq m / 164 sq ft  
 Total = 692.3 sq m / 7,452 sq ft  
 (Excluding Void & Plant Room)

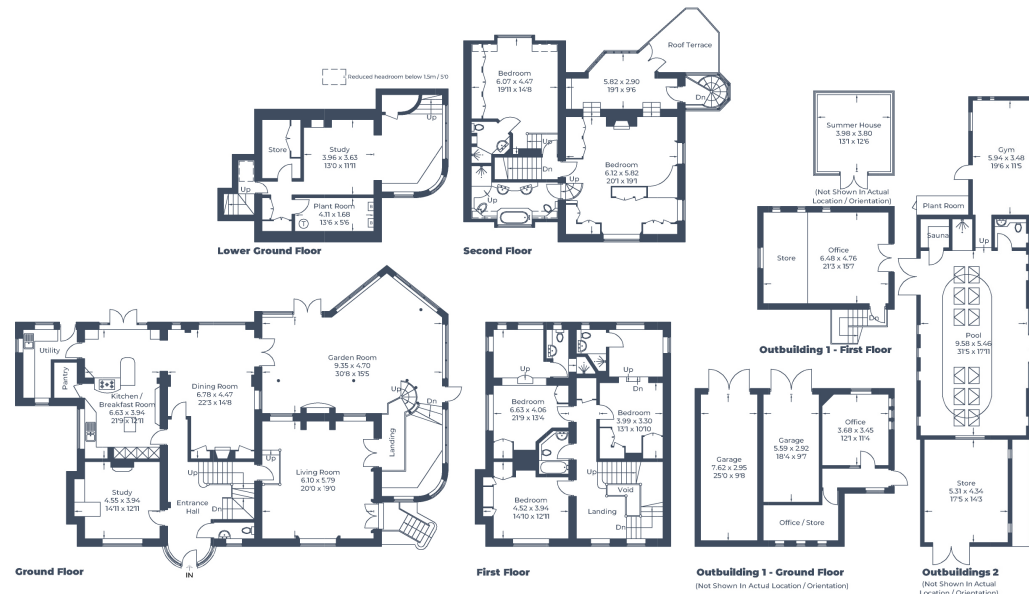


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