

FIELD VIEW

59 CHURCH ROAD • CATWORTH • PE28 0PA





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AT A GLANCE

- Outstanding, generously proportioned village residence with private gated entrance.
- Wonderful plot of around 0.9 of an acre with uninterrupted, panoramic countryside views.
- Build in 2020 and recently further upgraded and improved.
- Around 3,500 square feet of wonderfully versatile living, entertaining and homeworking space.
- Welcoming reception hall with full height glazing and guest cloakroom.
- Twin staircases to magnificent galleried landing and study/reading area.
- Four double bedrooms including two with en suite, plus family bathroom.
- Comfortable, dual aspect sitting room and separate dining room/study.
- Stunning 45 ft. kitchen/breakfast/family room with bi-folding doors onto the garden terrace.
- Double garaging and additional storage with electrically operated roller doors.
- Excellent village location convenient for major road and rail links and within sought- after school catchments.

The small rural farming village of Catworth is situated one mile south of the newly upgraded A14 giving excellent access to the A1, M1 and M6. It benefits from a mobile post-office service, Church, service station/garage, large playing field/pavilion with club house, football pitch, cricket pitch, Astro turf, play area, tennis and basketball court and a thriving village hall with many active community groups such as the Catworth Amateur Theatrical Society, Art Club, Cinema Club, monthly indoor Market, Pop-Up Pub and the Indoor Bowling Group.

Kimbolton, 3 miles to the south provides a variety of shops, eateries and recreational facilities and one of the area's leading public schools. Both Huntingdon and St. Neots have mainline train stations to London's Kings Cross. Oundle, Cambridge, Peterborough and Northampton are within easy commuting distance.

**Peter
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Guide Price £1,350,000

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THE PROPERTY

Field View is a generously proportioned barn conversion offering high quality, bespoke accommodation with a wonderfully spacious and light interior that would equally suit the growing or extended family and those looking for a comfortable, contemporary home with wonderful entertaining space and excellent facilities for home working.

Completed around four ago, the present and original owners have carefully upgraded and refreshed this fine village residence to create a bespoke family home of undoubted quality with a wonderfully spacious and light interior which takes full advantage of its delightful semi-rural location and uninterrupted countryside views.

The well-planned layout extends to around 3,500 square feet and is entered via a welcoming reception hall, which features a guest cloakroom, full height glazing and fabulous twin staircases providing access to stunning galleried landing which forms an ideal study/reading area and enjoys outstanding views to the horizon.

Occupying an enviable plot of around 0.9 of an acre and approached via electric gates and a sweeping private drive the property offers, in brief, two dual-aspect reception rooms, a truly stunning kitchen/breakfast/family room, useful utility, guest cloakroom, four double bedrooms and three bath/shower rooms, plus a double garage and additional workshop/storage barn.

GROUND FLOOR

The majority of the ground floor features engineered oak flooring, with underfloor heating throughout. The front door opens into the superb reception hall with full-height glazing, guest cloakroom and twin oak staircases with glass balustrade rising to the first-floor gallery, both with useful storage cupboards below. There are two generous, dual-aspect reception rooms to the front of the property accessed from the hall via glazed double doors; the dining room/study features a large and practical cupboard providing excellent storage space.

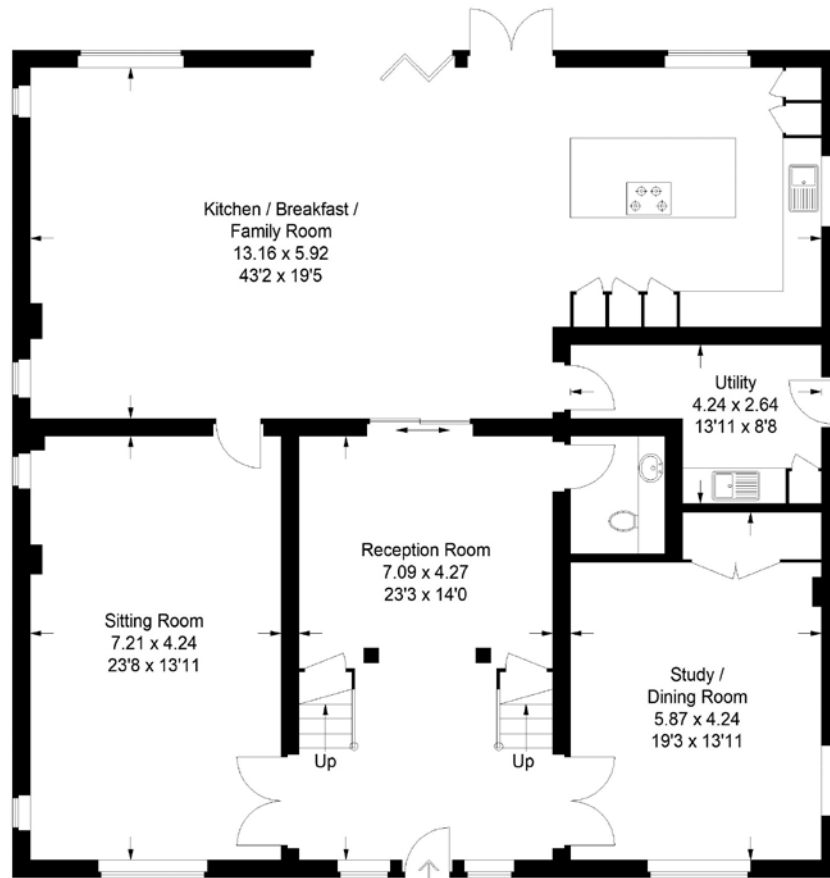
Situated to the rear to take full advantage of the magnificent views will be found the stunning kitchen/breakfast/family room, extending some 43 feet and with a wonderful, vaulted ceiling and full height glazing including bi-fold and French doors opening onto the garden terrace.

The family area features a wood burning stove for cosy evenings, and the beautifully crafted kitchen area is fitted with white granite counters and upstands, a comprehensive range of lacquered cabinets and quality appliances to include Miele steam oven, pyrolytic oven with warming drawer, combi oven/microwave and coffee maker, plus fridge/freezer, dishwasher and under counter sink with boiling/chilled water tap. The central island incorporates a breakfast bar and also houses a wine cooler and an induction hob with ceiling-mounted extractor.

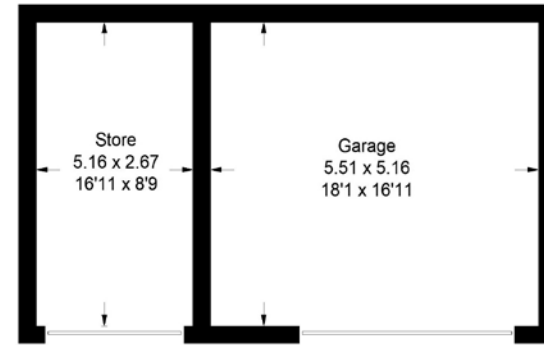
Polished porcelain tiles extend into an adjacent utility room which has been fitted to complement the kitchen with white granite countertop, lacquered cabinets, sink and mixer tap, plumbing for washing machine, space for additional appliances and a glazed door to the side garden.



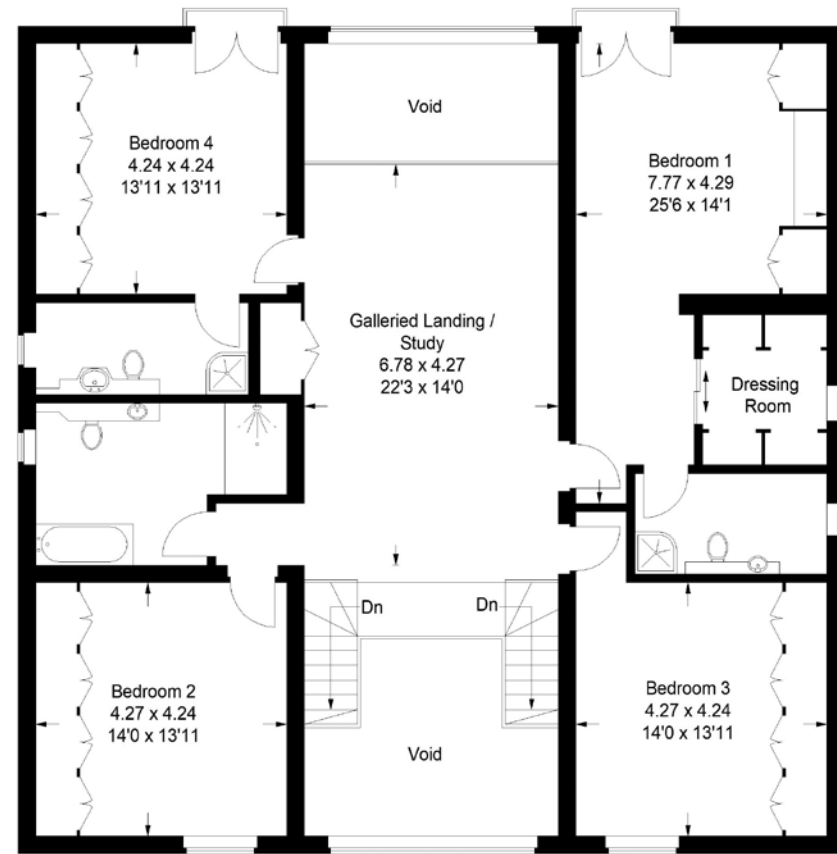
Approximate Gross Internal Area (Excluding Void)
 327.5 sq m / 3525 sq ft
 Garage / Store = 44.4 sq m / 478 sq ft
 Total = 371.9 sq m / 4003 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



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. (ID1038430)



FIRST FLOOR

The delightful galleried landing provides ample space and opportunity for a study/reading area and, with extensive glazing to both front and rear, offers outstanding views of the surrounding rural landscape.

There are four double bedrooms, two with en suite facilities and all with extensive fitted wardrobes; the principal bedroom also features a splendid dressing room with glazed oak sliding doors and extensive hanging rails and shelving.

The well-appointed family bathroom features both a double-ended bath with free-standing mixer tap and shower attachment, and a large walk-in 'wet room' style shower enclosure with 'monsoon' and hand-shower fittings.

OUTSIDE

Approached via double electrically operated gates and a sweeping gravelled drive, the property occupies a superior plot approaching 0.9 of an acre, with attractive minimalist landscaping, wrap-around paved terrace and fine expanse of lawn, interspersed with young trees with hedgerow and post and rail fencing. There is extensive parking/turning space for numerous vehicles, with both external security and amenity lighting.

DOUBLE GARAGE

5.51m x 5.16m (18' 1" x 16' 11")
Electric roller door, light and power.

WORKSHOP/STORE

5.16m x 2.67m (18' 1" x 8' 9")
Electric roller door, light and power.

AGENTS NOTE:

The property was built in 2020 and features a naturally weathering Siberian larch exterior and durable standing seam roof with integrated solar panels to the south-facing area.

Air-source central heating, with underfloor heating throughout the ground floor and radiators to the first floor.



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