

7, FOXENFIELDS

ABBOTS RIPTON • PE28 2PW





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- Ambrosden Country Homes Built Family Residence
- En Suites To Principal And Guest Bedrooms
- Mature And Generous Surrounding Gardens
- Close To Abbots Ripton School, Public House, Post Office And Village Shop
- Four Double Bedrooms
- Three Reception Rooms
- Double Garaging And Ample Driveway
- Prestigious Conservation Village

Built by Acclaimed developer Ambrosden County Homes in 1999 the house offers attractive, traditionally built accommodation within this super desirable conservation village. There is generous four bedroom accommodation with en suites to both principal and guest suites. Downstairs there is a well appointed double aspect 23' Kitchen/Breakfast room with granite work surfaces and three reception rooms. The mature gardens surround the property with lovely views over the village Church. The driveway offers ample parking provision and there's a good sized double garage.

An idyllic village location offering local amenities to include a Public House, Post Office, School and Village Shop and within easy access to Huntingdon railway station. Must be viewed to be appreciated.

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

Guide Price £750,000

Huntingdon branch: 01480 414800
www.peterlane.co.uk Web office open all day every day





VAULTED ENTRANCE PORCH TO

Panel front door to

RECEPTION HALL

Radiator, decorative panel work, LVT flooring laid in herringbone pattern, cornice to ceiling, stairs to first floor, understairs storage cupboard.

CLOAKROOM

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with tiling, extractor unit, LVT flooring, double panel radiator.

STUDY

10' 9" x 8' 4" (3.28m x 2.54m)

A light double aspect room with UPVC windows to front and side aspects, single panel radiator, LVT flooring laid in herringbone pattern, dado rail, coving to ceiling.

SITTING ROOM

17' 1" x 15' 9" (5.21m x 4.80m)

UPVC French doors and windows leading to garden terrace, wall light points, TV point, telephone point, three radiators, central natural stone fireplace with inset Living Flame coal effect gas fire, coving to ceiling, double internal doors access





DINING ROOM

13' 8" x 9' 10" (4.17m x 3.00m)
Dado rail, radiator, coving to ceiling, UPVC French doors accessing garden terrace.

KITCHEN/BREAKFAST ROOM

23' 3" x 10' 7" (7.09m x 3.23m)
A light triple aspect room with UPVC windows to front and side aspects, French doors to garden terrace to the rear, ceramic tiled flooring, double panel radiator, fitted in a range of base and wall mounted cabinets with complementing granite work surfaces and up-stands, drawer units, pan drawers, single drainer one and a half bowl resin sink unit with mixer tap, integrated automatic dishwasher and microwave, under unit lighting, inset gas hob and double oven, coving to ceiling.

UTILITY ROOM

11' 0" x 5' 11" (3.35m x 1.80m)
Access to secondary loft space, radiator with decorative cover, wall mounted Worcester Bosch gas central heating boiler serving hot water system and radiators, single drainer stainless steel sink unit with mixer tap, appliance spaces, UPVC window and door to side aspect, ceramic tiled flooring.

FIRST FLOOR GALLERIED LANDING

UPVC picture window to front aspect, access to loft space, single panel radiator, double airing cupboard housing pressurised hot water system.

PRINCIPAL BEDROOM

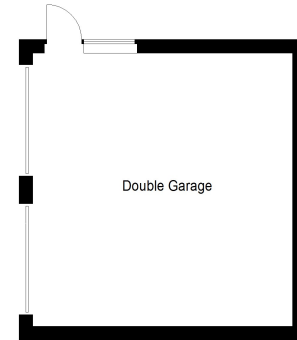
15' 3" x 13' 0" (4.65m x 3.96m)
UPVC window to rear aspect, radiator, wardrobe range with His and Hers double units with hanging and storage, inner access to

EN SUITE SHOWER ROOM

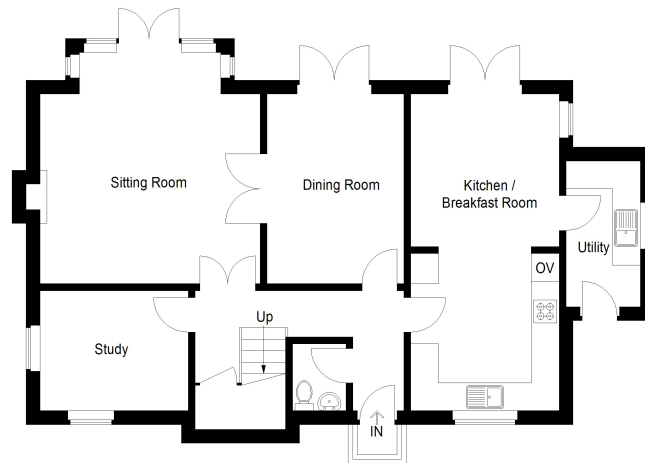
9' 9" x 5' 6" (2.97m x 1.68m)
Re-fitted in a range of quality white sanitaryware comprising low level WC, oversized inset vanity wash hand basin with mixer tap and tiling, wall light points, UPVC window to rear aspect, heated towel rail, decorative ceramic tiling, display recess, recessed lighting, extractor, oversized screened shower enclosure with independent multi head shower fitted, ceramic tiled flooring.



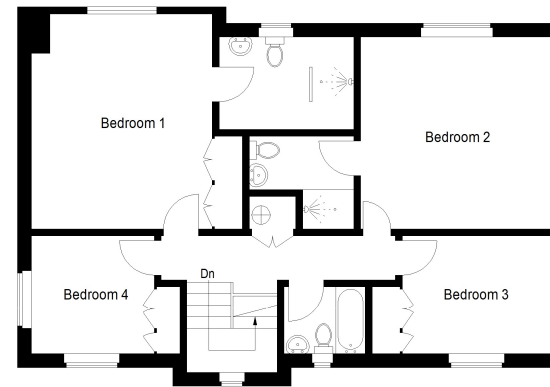
Approximate Gross Internal Area = 166.6 sq m / 1793 sq ft
Garage = 33.7 sq m / 363 sq ft
Total = 200.3 sq m / 2156 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



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. (ID1217225)
Housepix Ltd

Peter & Lane
PARTNERS
EST 1998

GUEST BEDROOM

13' 6" x 12' 5" (4.11m x 3.78m)
UPVC window to rear aspect, double panel radiator, inner access to

GUEST EN SUITE SHOWER ROOM

7' 3" x 6' 7" (2.21m x 2.01m)
Re-Fitted in a range of contemporary white sanitaryware comprising low level WC, suspended wash hand basin with mixer tap, screened walk in shower enclosure with independent multi head shower unit fitted over, porcelain floor and wall tiling, shaver point, extractor, heated towel rail.

BEDROOM 3

10' 2" x 10' 1" (3.10m x 3.07m)
UPVC window to front aspect, radiator, triple wardrobe range with hanging and storage.

BEDROOM 4

10' 0" x 8' 8" (3.05m x 2.64m)
A double aspect room with UPVC windows to front and side aspects, radiator, wardrobe range with hanging and storage.

FAMILY BATHROOM

6' 11" x 6' 9" (2.11m x 2.06m)
Fitted in a range of white sanitaryware comprising low level WC, pedestal wash hand basin, extractor, recessed lighting, radiator, UPVC window to front aspect, shaver point, panel bath with hand mixer shower, ceramic tiled flooring.

OUTSIDE FRONT

To the front there is an extensive gravel driveway giving provision for up to four vehicles. The garden is enclosed by picket fencing and brick walling extending to the side with stocked rose beds and a selection of ornamental shrubs. There is a beautiful additional area of garden which skirts the entire corner of Foxenfields, neatly tended, timber edged vegetable preparation area, a selection of fruit trees and a mature Elm under a TPO. There are beautiful views of the church from this part of the garden. The rear garden is sub divided to provide a pleasant enclosed courtyard, hard landscaped, currently used as a child's play area with a wood chipped timber edged bed and areas of paving and a pathway. There is a **Detached Double Garage** measuring 19' 0" x 18' 6" (5.79m x 5.64m) with twin up and over doors, power, lighting, access to loft space, separate fuse box and master switch.

OUTSIDE REAR

The rear garden is pleasantly arranged with an extensive paved terrace, outside tap and lighting, primarily laid to lawn with a selection of ornamental shrubs and developing trees, an area of raised timber decking positioned to the rear boundary, the garden is enclosed by a combination of brick walling and panel fencing with mature Laurel hedging and offers a good degree of privacy.

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





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St Neots

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St Neots

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