

**Peter
Lane &**

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Town & Country

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HARDWICK LANE • BUCKDEN • PE19 5UN





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Guide Price £1,250,000

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This superb individual extended home offers wonderfully proportioned family sized accommodation. Centred around an impressive open plan kitchen/family room the ground floor space offers ample living accommodation with four reception rooms each with its own outlook onto the fabulous gardens.

Upstairs there are four lovely bedrooms with three en-suite facilities and a family bathroom each finished in quality sanitary ware.

The grounds are private, gated and mature with an impressive range of outbuildings and barns, the gardens extend to approximately one and a quarter acres (subject to measured survey).

Viewing is a must and by appointment only.





COMPOSITE DOUBLE DOORS

RECEPTION HALL

22' 0" x 13' 1" (6.71m x 3.99m)

A light contemporary reception space with two radiators, double glazed window to front aspect, stairs to first floor with Oak and glass balustrade, luxury vinyl floor tiling laid in herringbone pattern, high vaulted ceiling extending in parts to 4.9m, full height picture window to front aspect, glazed internal Oak doors access

SITTING ROOM

25' 11" x 14' 1" (7.90m x 4.29m)

A light double aspect room with double glazed sash picture windows to front and side garden elevations, central under-lit recessed media unit, TV point, telephone point, two contemporary radiators, central fireplace incorporating wood burner with timber bressumer above and slate hearth.

CLOAKROOM

6' 6" x 3' 3" (1.98m x 0.99m)

Fitted in a two piece quality contemporary white suite comprising low level WC, oversized vanity wash hand basin with mixer tap, tongue and groove panel work, double glazed sash picture window to side aspect, LVT flooring in herringbone pattern, recessed lighting.

STUDY

11' 0" x 10' 6" (3.35m x 3.20m)

Double glazed sash picture window to front aspect, fixed display shelving, TV point, telephone point, laminate flooring.

KITCHEN/BREAKFAST/FAMILY ROOM

25' 7" x 16' 5" (7.80m x 5.00m)

A light contemporary open plan space fitted in a range of matt grey handle-less cabinets with double glazed sash picture windows to two aspects and bi-fold doors accessing timber decked terrace to the side, central brickwork chimney feature with inset multi fuel burner, central island incorporating four stool breakfast bar, integral five ring Neff induction hob with overhead Neff extractor, a range of pan drawers, work surfaces in mirror quartz, inset one and a half bowl sink unit with mixer tap and waste disposal unit, space and plumbing for American style fridge freezer, integrated range of high end Neff appliances incorporating Pyrolytic oven and combination microwave, additional conventional oven, part vaulted ceiling with Velux windows to side aspects, larder unit, integrated automatic dishwasher, a range of base units with up-stands, recessed lighting, LVT flooring finished in herringbone pattern with under floor heating, recessed lighting.

UTILITY ROOM/LAUNDRY

8' 2" x 8' 0" (2.49m x 2.44m)

Fitted in a contemporary range of grey handle-less cabinets with drawer units, work surfaces and up-stands, single drainer one and a half bowl resin sink unit with mixer tap, appliance spaces, coats hanging area, extensive larder units, recessed lighting, LVT flooring.

DINING ROOM

17' 9" x 10' 10" (5.41m x 3.30m)

French doors accessing garden terrace to the side, recessed lighting, TV point, telephone point, engineered wood flooring.



FIRST FLOOR GALLERIED LANDING

Stained Oak and glass balustrade, recessed lighting, picture window to front elevation.

PRINCIPAL BEDROOM

16' 1" x 14' 9" (4.90m x 4.50m)

French doors to Juliette balcony and further sash picture window to garden aspect, extensive wardrobe range with hanging and shelving, exposed brickwork chimney feature, freestanding cast iron radiator.

EN SUITE SHOWER ROOM

6' 11" x 6' 7" (2.11m x 2.01m)

Double glazed sash picture window to garden aspect, fitted in a three piece contemporary white suite comprising oversized vanity wash hand basin with mixer tap, low level WC, oversized screened shower enclosure with independent shower unit fitted over and additional hand shower attachment, extractor, shaver point, recessed lighting, chrome heated towel rail, ceramic tiled flooring.

GUEST BEDROOM

15' 9" x 12' 10" (4.80m x 3.91m)

French doors with Juliette balcony with views over the garden, freestanding cast iron radiator, extensive wardrobe range with hanging and shelving, access to insulated loft space, laminate flooring, concealed access to

GUEST 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 and tiling, screened shower enclosure with independent shower unit fitted over, extractor, recessed lighting, heated chrome towel rail, Velux window to rear aspect, laminate flooring.

BEDROOM 3

10' 10" x 10' 10" (3.30m x 3.30m)

Extensive wardrobe range with hanging and shelving, recessed lighting, part vaulted ceiling, Velux window to garden aspect, freestanding cast iron radiator, laminate flooring, inner access to

EN SUITE

8' 8" x 4' 6" (2.64m x 1.37m)

Fitted in a three piece contemporary white suite comprising low level WC, vanity wash hand basin with mixer tap and tiling, screened shower enclosure with independent shower unit fitted over, recessed lighting, heated towel rail, back lit vanity mirror, laminate flooring.

BEDROOM 4

10' 2" x 9' 6" (3.10m x 2.90m)

Sash double glazed picture window to front aspect, cupboard storage, wardrobe range with hanging and shelving, central cast decorative fireplace, laminate flooring, ladder access to **Mezzanine**.



FAMILY BATHROOM

10' 6" x 9' 10" (3.20m x 3.00m)

Fitted in a quality five piece white suite comprising freestanding Batteau bath with hand mixer shower, twin His and Her surface mounted oval sink units with copper mixer taps, low level WC, shaver point, screened walk in shower enclosure with independent shower unit fitted above, ceramic tiling, panel work, vertical contemporary radiator, shelved linen storage cupboard, recessed lighting, extractor.

OUTSIDE FRONT

The property stands in large mature private grounds approaching one and a quarter acres (stms). The house is approached via double timber electrically operated gates leading on to an extensive gravelled driveway and gravel standing giving parking provision for numerous vehicles. There is a lawned centre piece with a mature Apple tree.

OUTSIDE REAR

The gardens are sub-divided with established Laurel hedging and wrought iron gates leading on to a further expanse of lawn with a selection of established fruit trees and ornamentals, there is a timber potting shed and green house. The garden is enclosed by mature screening and natural hedgerow boundaries. There is an extensive timber deck with outside lighting and tap and two timber pergolas. In situ is a "Riptide" six man hot tub (available by separate negotiation) with timber pergola over and contemporary lighting.





OUTBUILDINGS

Workshop measuring 31' 2" x 16' 10" (9.50m x 5.13m) Offering a versatile range of uses, currently used as a commercial woodworking shop incorporating a small **Office Area** with UPVC window to side, independent electric heating, commercial extraction system (available by separate negotiation), recessed lighting, fully insulated, laminate flooring, timber clad with external lighting, double timber doors to front allowing vehicular access.

Open Double Fronted Oak Framed cart Barn with eaves storage above measuring approximately 20' 4" x 16' 1" (6.20m x 4.90m). **Timber Barn** measuring 16' 1" x 9' 10" (4.90m x 3.00m) with lighting. A further detached **Timber Barn/Party Room** measuring 29' 6" x 11' 10" (8.99m x 3.61m) with vaulted ceiling, exposed structural timber work, windows to side aspect, glazed door to front, laminate flooring.

TENURE

Freehold

Council Tax Band - F

Town-and-country



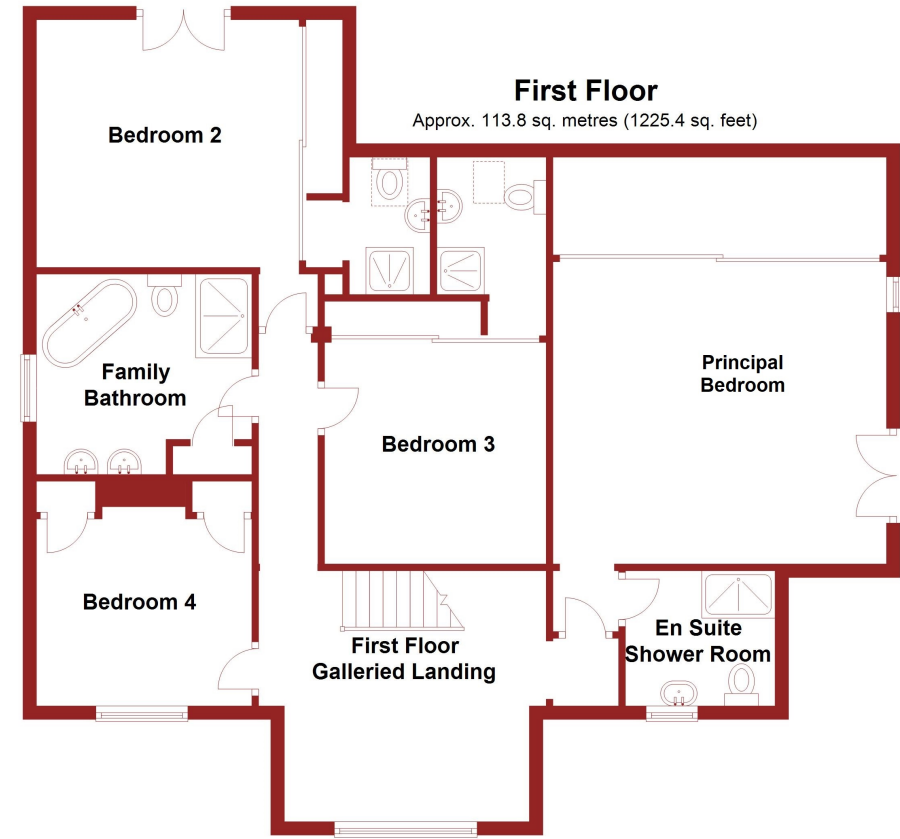
Ground Floor

Approx. 130.3 sq. metres (1402.5 sq. feet)



First Floor

Approx. 113.8 sq. metres (1225.4 sq. feet)



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