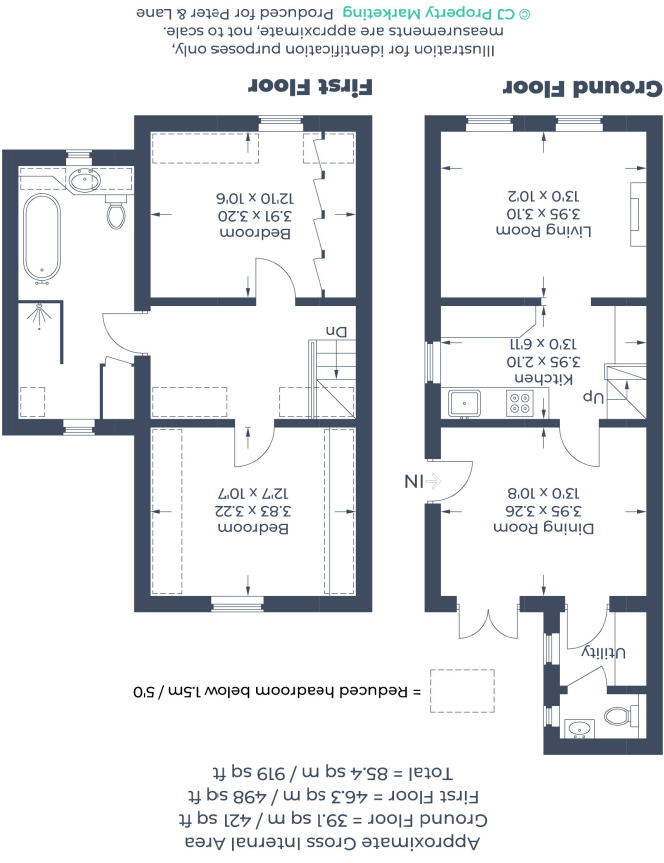


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.







## 1 High Street, Toseland, St Neots, Cambridgeshire PE19 6RX GUIDE PRICE £395,000

- Semi-rural location with easy access to the A1 and mainline train stations in St Neots or Bedford.
- Established garden with open views
- Stylish first floor Bathroom and ground floor Cloakroom
- Wood burning stove to the Living Room
- Viewings highly recommended and strictly by appointment.
- Thoughtfully extended
- Two DOUBLE bedrooms
- Two reception rooms
- Utility Room

### Introduction

A beautifully presented and thoughtfully extended Period cottage located in this sought after, semi-rural Village location. This rarely available home offers off street parking to the side for numerous vehicles and has the most idyllic garden siding onto paddock land with open views. The garden has been designed to make the most of outdoor living with a bespoke covered timber pergola with brick built open fireplace. The property offers two double bedrooms and a stylish first floor Bathroom. Being located within a short drive of St Neots and its Mainline Station (LKX in under 40 minutes) the property offers the tranquillity of Countryside living with the convenience of the town a stones throw away.

In brief, the property comprises of two Reception Rooms, Kitchen, Utility Room and Cloakroom. On the first floor, there are two DOUBLE bedrooms and a Stylish Bathroom with freestanding bath and oversized walk-in shower enclosure. The Landing offers sufficient space to be used as a Study area. The established gardens are access via a shared pathway with a bespoke Pergola and timber store with outstanding paddock views.

Toseland is a small semi-rural Hamlet located about 4 miles to the East of St Neots. Period properties line both sides of the High Street with many forming part of the Original Croxton Park estate. St Neots offers all day to day facilities with a host of local independent eateries and coffee shops. Cambridge is located just 17 miles away. St Neots Mainline Station offers a fast train service in London (LKX or St Pancras Station in under 40 minutes).

### Agents Notes

This is a FREEHOLD property. If you have any questions relating to the property or would like to arrange a viewing appointment, please call our St Neots office on 01480 406 400.

### Directions

Leaving St Neots town centre along Huntingdon Street towards Great Paxton continuing along Paxton Hill (B1043) and then taking a right hand turn onto Toseland Road. No.1 High Street can be found at the far end of the Hamlet on the left hand side displaying a FOR SALE board.

