



**58 STATION ROAD**

**CATWORTH • PE28 0PE**



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## AT A GLANCE:

- Fine modern village residence of undoubted quality for the discerning family.
  - Over 2,650 sq. ft. of accommodation arranged over three floors.
  - Outstanding space for living, entertaining and homeworking.
- Generous living area with bespoke kitchen, wood burning stove and /breakfast/family room.
- Large first floor seating area and external gallery offering stunning views of the surrounding rural landscape.
  - Five bedrooms and four bath/shower rooms.
- Wonderful principal bedroom suite with vaulted ceiling, dressing area, bathroom and Juliet balcony.
  - Bedrooms two and three both with en suite.
  - Air source heat pump with underfloor heating throughout.
  - Driveway, additional parking, plus large double garage.
- 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 recently 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, Astroturf, 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. It is also conveniently located for easy access to airports, Luton, Birmingham, London City as well as Heathrow. Private airports can be found at an easy distance with Cambridge and Sywell being nearest.

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## THE PROPERTY

Although just four years old, this fine slate and tiled village residence has been carefully upgraded and refreshed by the present owners to create an attractive and contemporary home of outstanding quality, with a wonderfully spacious and light interior and outstanding accommodation that would equally suit the larger family and those looking for a comfortable home with the added benefit of exceptional entertaining space.

Extending to over 2,650 square feet and arranged across three floors with a stunning expanse of glazing to the rear and shuttered windows to the front, the property features five bedrooms and three bathrooms, with highlights including a fabulous main living/family area featuring a bespoke kitchen with leather granite counters, wood burning stove and bi-fold doors to the garden, plus a stunning principal bedroom suite with vaulted ceiling, dressing area, bathroom and juliet balcony overlooking the garden and countryside beyond.

It occupies a delightfully landscaped plot with lawn, specimen shrubs, split-level flagstone terracing and seating area covered by metal framed pergola with retractable roof and sides. Private drive to front with off-road parking and large detached garage.

## ACCOMMODATION IN BRIEF:

Oak framed porch with flagstone floor and hardwood entrance door providing access to the welcoming reception hall with tiled floor in natural stone, recessed downlighters, guest cloakroom and staircase with oak balustrade.

The focal point of the house is undoubtedly the stunning main living area, with its fabulous entertaining space, natural stone tiled floor, wood burning stove and both French doors and bi-folding doors opening onto the garden terrace.

The finely crafted, fully bespoke kitchen area provides a comprehensive array of quality cabinets with leathered granite counters and upstands and is fully equipped with a range of appliances to include twin ovens, ceramic hob with extractor over, dishwasher, full-height 'fridge and freezer, twin under-counter mounted sinks with mixer, large central granite topped island incorporating a breakfast bar and featuring a wine cooler; Sonos speaker system, recessed ceiling downlighters and kick space lighting.

Fitted to complement the kitchen, a practical laundry/utility room with natural stone tiled floor, leathered countertop with inset sink and mixer tap, space for washing machine and dryer, will be found adjacent to the kitchen.

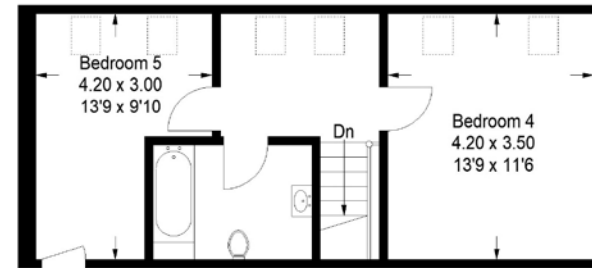
Finally, for those needing even more space, perhaps for homeworking, there is an additional reception room with oak flooring and which currently serves as a family/TV room.

The first floor landing has a staircase to the second floor and also gives access to the large seating area with oak flooring and glazed sliding doors opening onto the external gallery overlooking the rear garden and open countryside beyond.

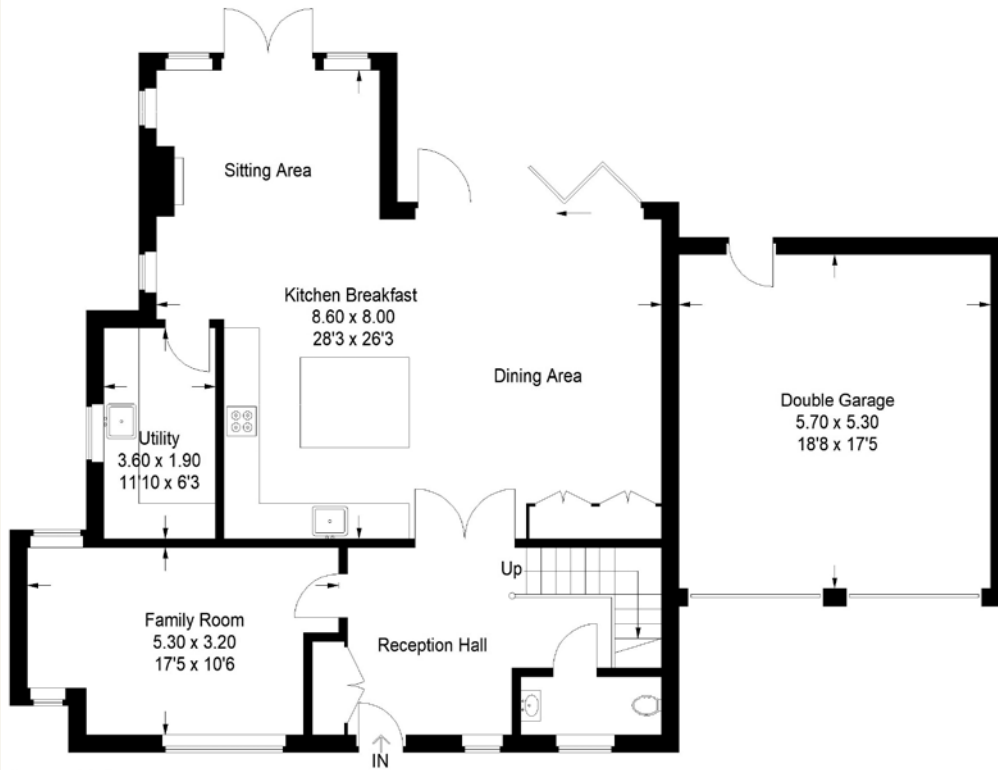
The exceptional principal bedroom features a wonderful, vaulted ceiling and Juliet balcony with outstanding, uninterrupted views to the horizon. The dressing area has a range of full-height fitted wardrobes with mirrored doors and the en suite features extensive quality tiling and suite



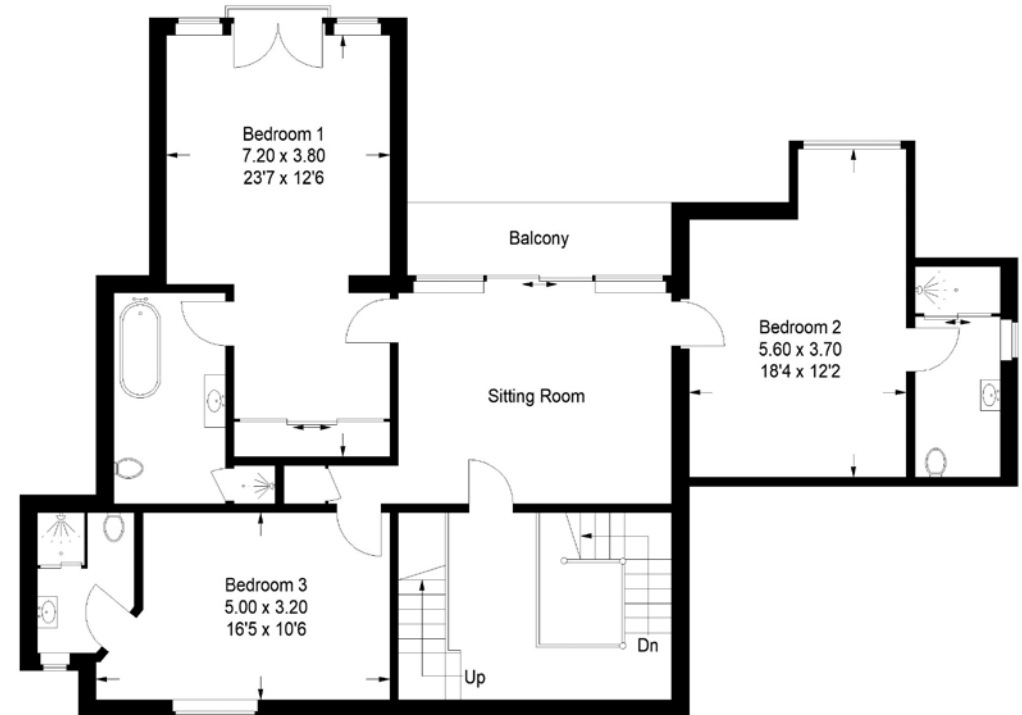
Approximate Gross Internal Area = 248.2 sq m / 2672 sq ft  
 Double Garage = 30.8 sq m / 331 sq ft  
 Total = 279.0 sq m / 3003 sq ft



Second Floor



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. (ID1029596)  
 Housepix Ltd



comprising free-standing double-ended bath, wall-hung basin with storage cabinets and vanity mirror, and WC with concealed cistern.

Bedrooms two and three both offer en suite facilities with extensive tiling, shower enclosure, wall-hung basins with storage cabinets and vanity mirror, and WC with concealed cistern.

There are two further bedrooms on the second floor, both doubles, which share the additional bathroom with suite comprising bath, wall-hung basin with vanity mirror and storage cabinet below, and WC with concealed cistern.

The property is set back from the road with driveway providing parking/turning space and access to the double garage.

There is gated side access to the delightfully landscaped rear garden with lawn, raised beds with specimen shrubs, flagstone terrace and pathway and second flagstone seating area covered by a large pergola with retractable roof and side panels

## **DOUBLE GARAGE**

5.70m x 5.30m (18' 8" x 17' 5")

Twin hardwood electrically operated doors, light and power, personal door.



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