



4 STONELY ROAD

EASTON • PE28 0TT



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AT A GLANCE

- Attractive, generously proportioned village residence on fine plot.
- Over 2,000 square feet of well-planned, wonderfully versatile accommodation.
- Fabulous entertaining space and practical homeworking facilities.
- Dual-aspect sitting room with wood burning stove and French doors opening onto the garden terrace.
- Separate formal dining room, garden room/ snug and useful study/home office.
- Beautifully crafted kitchen with double Belfast sink, granite counters and quality cabinets.
- Guest cloakroom, practical utility room, plus boot room.
- Principal bedroom with range of fitted wardrobes and shower room en suite.
- Three further bedrooms, including two spacious doubles, plus family bathroom.
- Gated driveway, extensive parking, double garage and large carport.

LOCATION

The picturesque village of Easton centres around its Medieval church. The variety of housing is surrounded by open farmland and offers easy access to the recently upgraded A14 and onwards to the A1, M1 and M6. The village lies within the catchment area for Spaldwick Primary School and Hinchingsbrooke Secondary School. The nearby market town of Kimbolton boasts one of the area's leading private schools, Kimbolton School, along with the well-regarded Kimbolton Primary Academy. There are shops and a cafe, pub/restaurant, Indian restaurant, a doctor's surgery, dentist, chemist, veterinary practice, supermarket and garage. Both Huntingdon and St. Neots have mainline train stations to London's Kings Cross. Oundle, Cambridge, Peterborough, Bedford and Northampton are within easy commuting distance. The airports of Stansted, Luton and East Midlands can be reached in just over an hour.

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Guide Price £750,000

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THE PROPERTY

A generously proportioned modern home offering high quality, bespoke accommodation with a wonderfully spacious interior that would equally suit the growing or larger family and those looking for a comfortable home with the added benefit of ample entertaining space and excellent facilities for home working.

The property is set back with a gated entrance, fine formal gardens and extensive parking/turning space and garaging.

With around 2,029 square feet of adaptable accommodation of undoubted quality, the property comprises in brief: four versatile reception rooms, bespoke kitchen/breakfast room, utility, boot room and guest cloakroom, four comfortable bedrooms and two bath/shower rooms, plus a double garage and large carport.

GROUND FLOOR

The ground floor features either oak or quality Karndean flooring throughout.

A canopy porch and timber panelled front door opens into the welcoming reception hall with guest cloakroom and oak staircase leading up to the spacious first floor landing. The dual-aspect sitting room features French doors opening onto the garden terrace and a brick fireplace with pamment hearth and oak bressummer housing a wood burning stove.

There is a separate dining room for those more formal occasions of family gatherings, and the adjacent reception room could serve equally as a study or home office.

To the rear, taking full advantage of the garden views, is the cosy garden room/snug with panelled, vaulted ceiling, exposed brick faced walls and French doors opening onto the garden terrace.

The beautifully crafted bespoke kitchen features a vaulted ceiling with two Conservation rooflights and is fitted with granite counters and upstands and a comprehensive range of quality cabinets with integrated appliances including dishwasher and fridge, with vertical radiator and French doors opening onto the garden terrace, and is complemented by the adjacent, well-fitted laundry/utility room.

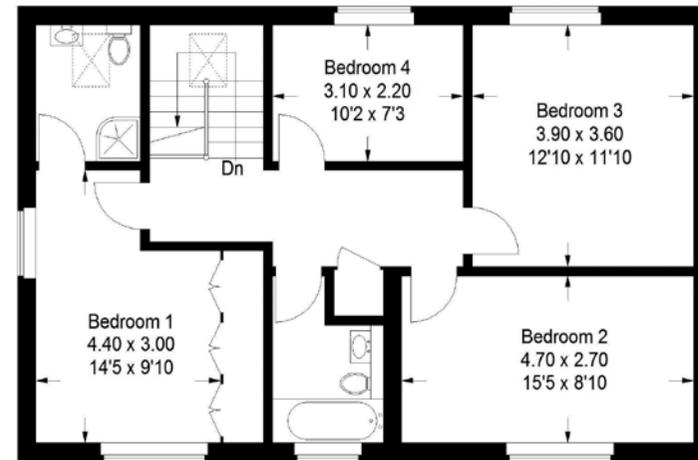


FIRST FLOOR

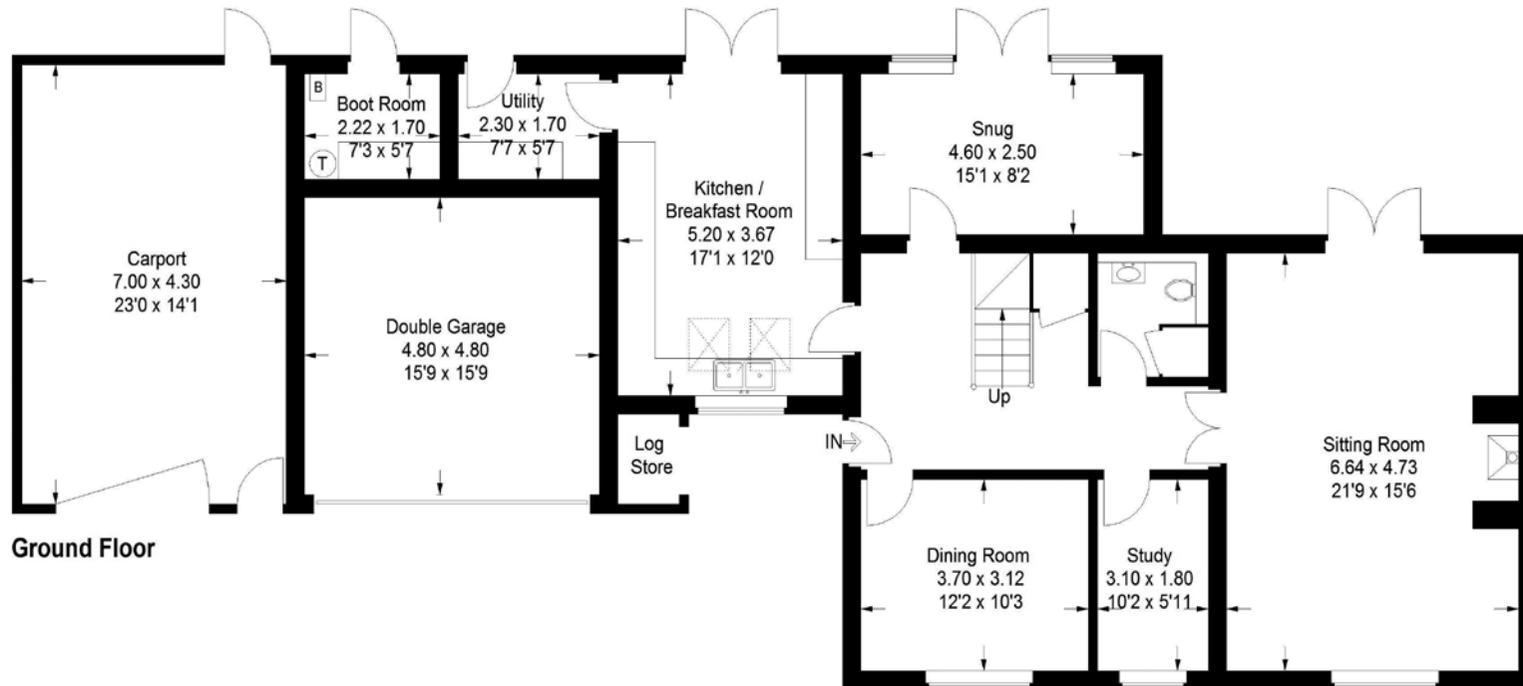
The bright and spacious landing provides access to four comfortable bedrooms and a well-appointed family bathroom. The principal bedroom offers a full range of fitted wardrobes and a superb en suite with Travertine tiling, shower enclosure, pedestal basin, close coupled WC and radiator/towel rail. Bedrooms two and three are both excellent doubles, with bedroom two fitted with cupboards and shelving, and bedroom four is currently configured as a dressing room.



Approximate Gross Internal Area (Excluding Log Store)
 188.5 sq m / 2029 sq ft
 Double Garage = 23.5 sq m / 253 sq ft
 Carport = 30.5 sq m / 328 sq ft
 Total = 242.5 sq m / 2610 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door oper are approximate. Whilst every care is taken in the preparation of this plan, please check all dimer shapes and compass bearings before making any decisions reliant upon them. (ID1276484 Housepix Ltd



OUTSIDE

The property occupies an attractive plot with hedge boundary and lawned frontage with imposing mature walnut tree. Double five-bar gates gravelled driveway opening to extensive block-paved parking/turning space and providing access to the double garage and additional large carport.

The rear garden is fully enclosed by fencing with areas of lawn interspersed with mature shrub beds, gravelled areas, ornamental pond, paved pathways and a terrace area that is accessible from the house by French doors from the sitting room, kitchen and garden room, ideal for indoor/outdoor entertaining. Outside lighting and water supply.

Exterior boiler house/boot room with oil-fired boiler and mains-pressure hot water cylinder.

DOUBLE GARAGE

4.80m x 4.80m (15' 9" x 15' 9")

Electrically operated up and over door, light and power, boarded loft space.

CARPORT

7.00m x 4.30m (23' x 14' 1")

Doors to front and single door to rear, light and power.

BUYERS INFORMATION

To comply with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers at the point of agreeing a sale. We use the services of a third party and there is a nominal charge for this service. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.



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