



**17 THE GREEN**

**BRINGTON • PE28 5BP**



# I7 THE GREEN

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## AT A GLANCE

- Attractive, Double Fronted, Dormer-Style Detached Home.
- Approaching 2,000 Square Feet of Accommodation with High Specification and Quality Fittings Throughout.
- Comfortable, Dual-Aspect Sitting Room with Wood Burning Stove and French Doors opening onto the Garden Terrace.
- Separate Family Room/Home Office.
- Fully Fitted Kitchen/Breakfast Room with Silestone Quartz Counters, Butler Sink, Integrated Appliances and French Doors to the Garden Terrace.
- Practical, Well-Appointed Utility/Laundry Room.
- Four Double Bedrooms including Principal with En Suite.
- Delightful South-Facing Corner Plot Backing onto Fields.
- Double Garage with Driveway Parking.
- Convenient for Local School and Access to Major Road and Rail Links.

## LOCATION

The growing village of Brington lies approximately half a mile north of the recently upgraded A14 dual carriageway. The village has become increasingly popular in recent years, due to its fast road networks to both East and West. The village has a pleasant blend of properties ranging from large modern executive homes through to period dwellings. The properties are well spaced, and the village does benefit from a number of attractive wooded areas. The Primary School has an excellent reputation within the area, having approximately 100 pupils and has additional day care for the pre-school children. It serves Hinchingsbrooke School in Huntingdon as its Secondary School. Some of the top private schools in the country within a few miles (Oundle, Kimbolton, Oakham and Uppingham are not far away). The A1 is about 8 miles Southeast giving excellent dual carriageway access both north and south and to the A14 and the M11 beyond. An excellent main line commuter train service to London's Kings Cross is available at Huntingdon (approximately 10 miles) and St Neots (approx. 14 miles). Cambridge is around 28 miles away. It is also conveniently located for easy access to airports such as Luton, Stansted and East Midlands.

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

Guide Price £650,000

**Kimbolton branch: 01480 860400**  
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## THE PROPERTY

An impressive, detached village residence, superbly positioned within an attractive crescent of quality homes surrounding the Green and offering around 2,000 square feet of accommodation, the perfect for entertaining, homeworking and for the growing family.

Superbly presented, the property occupies a generous, south-facing corner plot and features a stunning kitchen/breakfast/dining room, a wood burning stove and oak internal doors.

In brief, this fine home will provide the discerning buyer with a welcoming reception hall and guest cloakroom, sitting room with wood burning stove and French doors to the garden, versatile second reception room, stunning fully fitted kitchen/breakfast room also with French doors opening onto the garden terrace, and a separate laundry/utility room.

The first-floor galleried landing provides access to the four double bedrooms, including three with a full range of fitted wardrobes.

The principal bedroom also features an en suite shower room, and the well-appointed family bathroom offers a bath with independent shower over.

Extensive car parking is available to the front of the large double garage.

## CANOPY PORCH

Composite front door with glazed panels and twin external coach lamps.

## RECEPTION HALL

Quality vinyl flooring, radiator, built-in storage cupboard, recessed ceiling downlighters, oak panelled doors to all rooms. Staircase to first floor galleried landing.

## GUEST CLOAKROOM

Suite comprising wall-hung basin with mixer tap and cupboard below, close-coupled WC. Quality vinyl flooring, attractive panelling to half-height, radiator, recessed ceiling downlighters.

## SITTING ROOM

Dual-aspect room with fireplace recess with granite hearth housing wood burning stove, three radiators. French doors opening onto the rear garden.

## FAMILY ROOM/HOME OFFICE

Radiator, windows to front and side.

## KITCHEN/BREAKFAST ROOM

A stunning room offering wonderful entertaining space with French doors opening onto the garden terrace.

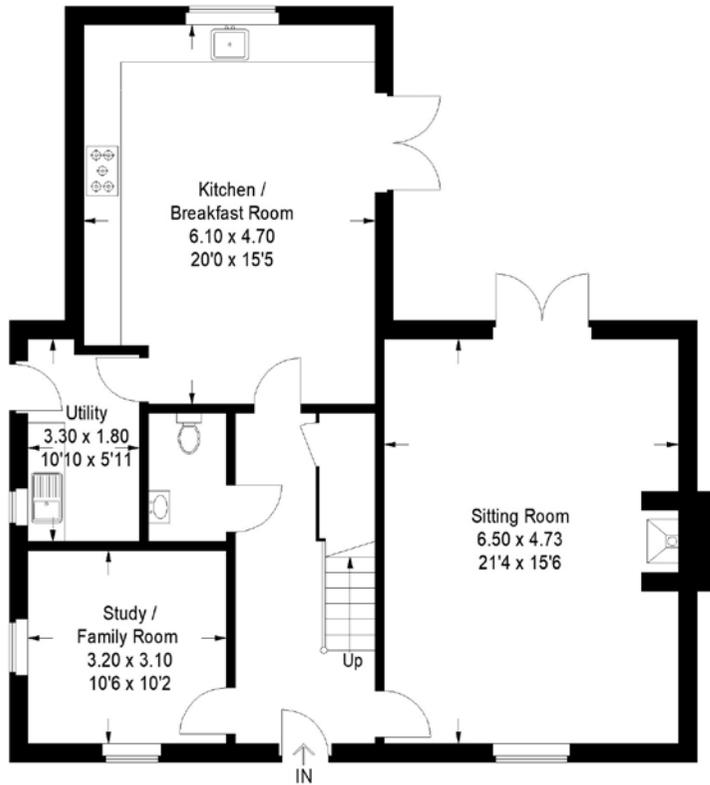
Superbly fitted with extensive Silestone quartz counters and upstands, Butler sink with mixer tap and a comprehensive range of painted cabinets with concealed lighting and appliances to include twin ovens, induction hob with Silestone Quartz splashback and extractor hood, integrated dishwasher and fridge/freezer, kick-space lighting, quality vinyl flooring and recessed ceiling downlighters.

## LAUNDRY/UTILITY ROOM

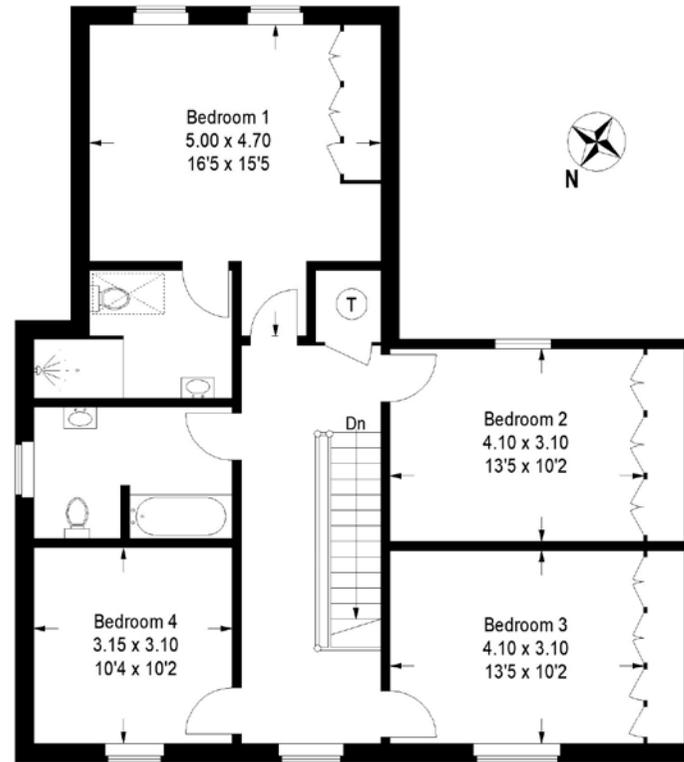
Countertop with inset sink and drainer, fitted cabinets, oil-fired boiler, plumbing for washing machine and space for additional appliances, quality vinyl flooring, door to outside.



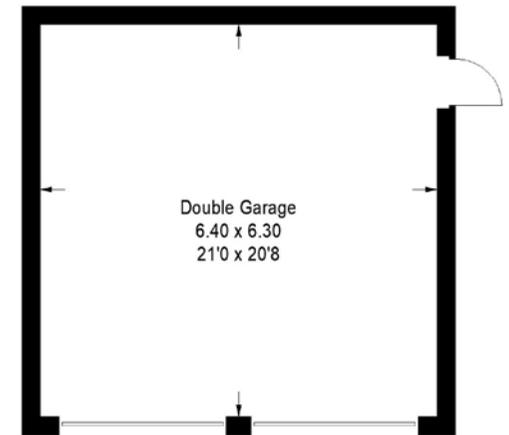
Approximate Gross Internal Area = 184.2 sq m / 1983 sq ft  
Double Garage = 41.0 sq m / 441 sq ft  
Total = 225.2 sq m / 2424 sq ft



Ground Floor



First Floor



(Not Shown In Actual  
Location / Orientation)

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. (ID1276488)  
Housepix Ltd



### FIRST FLOOR GALLERIED LANDING

Shelved airing cupboard housing mains pressure cylinder, radiator, access to loft space. Oak panelled doors and window to front elevation.

### BEDROOM ONE

Range of fitted full-height wardrobes with hanging and shelf space. Radiator, two windows to rear overlooking the garden and fields beyond.

### EN SUITE SHOWER ROOM

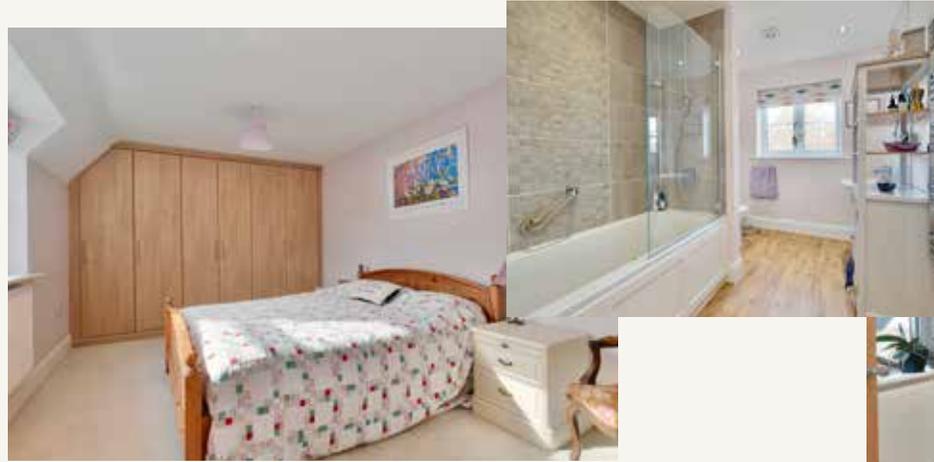
White suite comprising tiled double shower enclosure with Monsoon and hand shower fittings, pedestal washbasin with splashback and mirror, close-coupled WC. Quality vinyl flooring, radiator/towel rail, recessed ceiling down lighters, extractor fan.

### BEDROOM TWO

Range of fitted full-height wardrobes, radiator, window to rear overlooking the garden and fields beyond.

### BEDROOM THREE

Range of fitted full-height wardrobes, radiator, window to front.



### BEDROOM FOUR

Radiator, window to front.

### FAMILY BATHROOM

White suite comprising panelled bath with independent shower over, tiled surround and glazed screen, pedestal washbasin with tiled splashback and vanity mirror, close-coupled WC. Quality vinyl flooring, radiator/towel rail, recessed ceiling downlighters, extractor fan.

### OUTSIDE

Attractive frontage to either side of the block-paved driveway with neat lawn, hedge and shrub beds. Extensive car standing and double garage with exterior coach lamp. Gated access to the delightfully private rear garden, enclosed by close boarded fencing and offering a paved terrace accessible from both the sitting room and the kitchen, a generous area of lawn bordered with mature shrubs, outside lighting, power points and water supply.



### GARAGE

6.40m x 6.30m (21' x 20' 8")  
Twin up and over doors, personnel door, eaves storage, light and power.

### AGENT'S NOTES

The development encompasses attractive communal amenities, including the central green, tennis court and children's play area for which an annual charge is levied, believed to be in the region of £430 biannually. Peppercorn Rent charge of £1 pa until 2037.

### BUYERS INFORMATION

To comply with government Money Laundering Regulations 2019, we are required to confirm the identity of all buyers at the point of offer acceptance. We use the services of a third party and please note there is a nominal charge payable. We are unable to issue a Memorandum of Agreed Sale until the checks are complete.



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St. Neots  
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**Kimbolton**

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