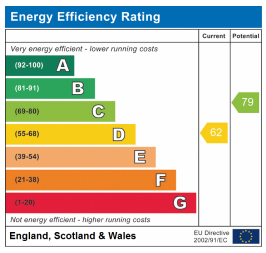
Ground Floor

Approx. 102.7 sq. metres (1105.5 sq. feet)

First Floor

Approx. 98.6 sq. metres (1061.3 sq. feet)



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Whitehills, 7 Mill Common, Huntingdon PE29 3AU

£875,000

- Wonderfully Positioned Individual Home
- Outlook Over Portholme Meadow
- Three Quarter Acre Garden
- Close To Railway Station
- Stunning Views And River Frontage
- Five Bedrooms
- Double Garging

Glazed Panel Door With Glazed Side Panels Access

Reception Hall
16' 5" x 8' 2" (5.00m x 2.49m)
Single panel radiator, stairs to first floor, internal door to

Garage
20' 8" x 16' 9" (6.30m x 5.11m)
Electrically operated up and over door, window to side, power, and lighting.

Cloakroom
7' 10" x 4' 3" (2.39m x 1.30m)
Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with tiling, under stairs storage cupboard, single panel radiator, window to side aspect, vinyl floor covering.

Dining Room
11' 10" x 10' 2" (3.61m x 3.10m)
Window to side aspect, single panel radiator, coving to ceiling.

Kitchen/Breakfast Room
12' 2" x 11' 10" (3.71m x 3.61m)
A double aspect room with windows to two rear aspects, fitted in a range of beech effect base and wall mounted cabinets with complementing work surfaces and tiling, single drainer stainless steel sink unit with mixer tap, integral electric oven and gas hob with suspended extractor unit fitted above, vinyl floor covering, double panel radiator, door to side garden.

Study
12' 2" x 10' 10" (3.71m x 3.30m)
Double panel radiator, glazed door to garden terrace, telephone point.

Sitting Room
17' 9" x 13' 9" (5.41m x 4.19m)
A light double aspect room with double glazed windows to front and rear aspects, glazed door to garden terrace, two double panel radiators, central wall mounted gas fire, wall light points, coving to ceiling.

First Floor Landing
Arranged split level with access to loft space, single panel radiator, window to side aspect, airing cupboard housing hot water cylinder and shelving, wall mounted gas fired central heating boiler serving hot water system and radiators.

Master Bedroom
16' 9" x 15' 1" (5.11m x 4.60m)
Single panel radiator, window to front aspect, inner access to

En Suite Shower Room
7' 10" x 4' 7" (2.39m x 1.40m)
Re-fitted in a range of white sanitary ware comprising pedestal wash hand basin with mixer tap, low level WC, walk in screened shower enclosure with independent shower unit fitted over, extractor, extensive ceramic tiling, heated towel rail, ceramic tiled flooring.

Guest Bedroom
12' 6" x 11' 10" (3.81m x 3.61m)
Window to rear aspect, single panel radiator, wardrobe with hanging and shelving.

Bedroom 3
10' 10" x 7' 10" (3.30m x 2.39m)
Window to garden aspect to the rear, single panel radiator.

Secondary Landing
Single panel radiator, window to front aspect.

Bedroom 4
13' 9" x 13' 1" (4.19m x 3.99m)
A light double aspect room with views over the water meadow and window to front, double wardrobe with hanging and shelving, single panel radiator.

Bedroom 5
9' 10" x 9' 2" (3.00m x 2.79m)
Window to rear elevation double wardrobe with hanging and shelving, single panel radiator.

Separate WC
Fitted in a two piece suite comprising low level WC, pedestal wash hand basin with tiling, radiator, window to side aspect, vinyl floor covering.

Family Bathroom
8' 2" x 6' 3" (2.49m x 1.91m)
Fitted in a two piece coloured suite comprising pedestal wash hand basin, panel bath with folding shower screen and independent shower unit fitted over, extensive tiling, window to garden aspect, single panel radiator, exposed timber flooring.

Outside
The property stands in large mature grounds extending to approximately three quarters of an acre (stms). There is an extensive gravelled frontage giving parking provision for several vehicles accessing the **Double Garage** with up and over doors, power and lighting. There is an additional **Garage** positioned to the right hand side of the property. The gardens are arranged over large areas of lawn heavily stocked with shrub borders and mature evergreen, deciduous and ornamental trees, The gardens extend front, sides and rear. There is a paved terrace with stunning views over Portholme Meadow, with lighting and outside tap. There are steps leading down to further areas of lawn with trees and mature beds. The lower garden has extensive river frontage onto Alconbury Brook.

Tenure
Freehold
Council Tax Band - G