

PLOT 4, MANOR FARM

GREAT RAVELEY • PE28 2QX





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- Impressive Barn Style New Home
- Bespoke 22' x 17' Kitchen/Breakfast Room
- Landscaped Gardens And Beautiful Countryside Views
- Exclusive Farmyard Development Of Just Five Individual New Homes
- Four Bedrooms With En Suites To Principal And Guest Suites
- Ample Parking Provision And Carport
- Air Source Heat Pump And Ground Floor Underfloor Heating
- AVAILABLE NOW

This impressive barn-style new home is well positioned within this exclusive farmyard development of just five individual properties in Great Raveley. Combining striking architecture, this four-bedroom, three-bathroom residence offers spacious and thoughtfully crafted living spaces.

The bespoke 22' x 17' kitchen/breakfast room, is fitted with premium appliances, ample storage and wide work surfaces making it an ideal spot for casual dining or enjoying morning coffee while admiring the breath-taking countryside views. The accommodation is designed with family life in mind, boasting four well-proportioned bedrooms. Both the principal suite and a guest bedroom benefit from stylish en-suites, creating an added layer of privacy and comfort. The additional bedrooms are bright and versatile, perfect for children, guests, or as a home office. A family bathroom with contemporary fixtures completes the sleeping quarters.

Outside, the property continues to impress with beautifully landscaped gardens that extend the living space and offer peaceful spots to unwind while soaking in spectacular views of the surrounding countryside. Ample parking provision, including a convenient carport, ensures that residents and visitors alike have no trouble accommodating vehicles safely and securely. The property is equipped with an environmentally friendly air source heat pump and ground floor underfloor heating and promises efficient and consistent warmth throughout, ensuring cosy living during colder months while reducing energy costs.

**Peter
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Guide Price £800,000

Huntingdon branch: 01480 414800
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COMPOSITE PANEL DOOR WITH GLAZED SIDE PANELS TO

RECEPTION HALL

An impressive open plan space with Oak staircase to first floor with glass balustrade, recessed lighting, understairs storage cupboard.

BEDROOM 4

15' 0" x 13' 5" (4.57m x 4.09m)

UPVC window to front aspect.

DOWNSTAIRS EN SUITE SHOWER ROOM

Fitted in a three piece range of white sanitaryware comprising low level WC, vanity wash hand basin, walk in screened shower enclosure with independent multi head shower unit fitted over, extensive tiling, shaver point, heated towel rail, UPVC window to rear aspect.





LIVING ROOM

22' 8" x 13' 7" (6.91m x 4.14m)

UPVC window to side aspect and bi-fold doors accessing garden terrace to the rear.

STUDY

11' 6" x 7' 10" (3.51m x 2.39m)

UPVC window to rear aspect.

KITCHEN/BREAKFAST/FAMILY ROOM

22' 8" x 17' 5" (6.91m x 5.31m)

Fitted in a range of contemporary grey toned base and wall mounted cabinets with complementing Butchers block work surfaces, central dividing peninsular unit incorporating breakfast bar, drawer units, pan drawers, single drainer one and a half bowl sink unit with directional mixer tap, recessed lighting, full height picture window to side aspect, a range of integrated appliances incorporating dual ovens, fridge freezer, automatic dishwasher, integral induction hob with bridging unit and extractor fitted above, under cabinet lighting.



FIRST FLOOR LANDING

Velux windows to front aspect.

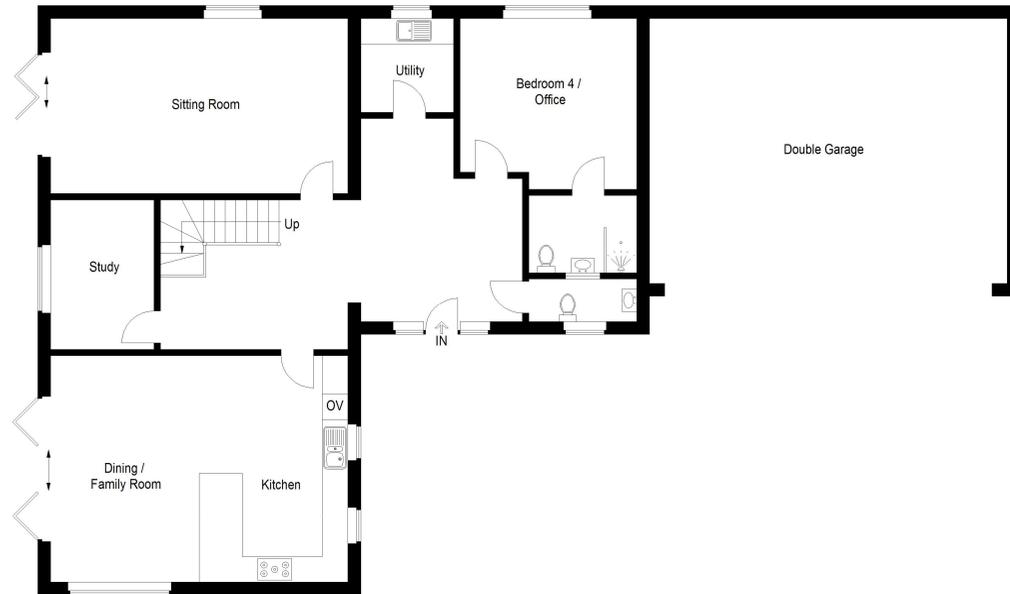
PRINCIPAL BEDROOM

22' 8" x 13' 7" (6.91m x 4.14m)

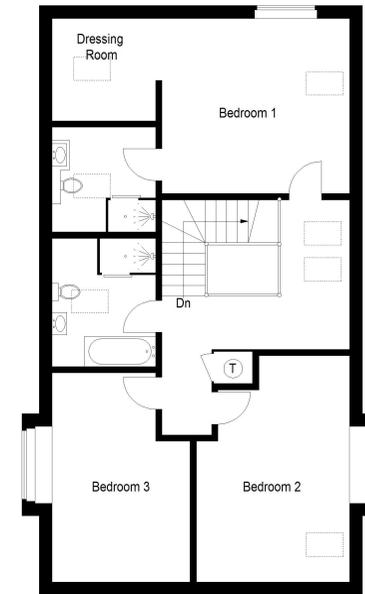
Two UPVC windows to side aspect, walk in dressing area, inner door to

Plot 4 Manor Farm Great Raveley, PR28 2QX

Approximate Gross Internal Area = 232.5 sq m / 2502 sq ft
Double Garage = 51.5 sq m / 554 sq ft
Total = 284.0 sq m / 3057 sq ft



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. (ID1279030)
Housepix Ltd



EN SUITE SHOWER ROOM

Fitted in a range of white sanitary ware comprising low level WC, vanity wash hand basin with mixer tap and tiling, screened shower enclosure, Velux window to rear aspect.

BEDROOM 2

12' 7" x 11' 10" (3.84m x 3.61m)
UPVC window to front aspect with deep sill.

BEDROOM 3

16' 1" x 10' 6" (4.90m x 3.20m)
UPVC bay window to rear aspect with deep sill.

FAMILY SHOWER ROOM

Fitted in a quality range of white sanitary ware comprising low level WC with concealed cistern, vanity wash hand basin with cabinet storage and mixer tap, extensive tiling, screened shower enclosure with independent shower unit fitted over, chrome heated towel rail, recessed lighting, Velux window to rear aspect.

OUTSIDE

The property is approached via an expansive brick paviour driveway giving parking provision for a number of vehicles leading to the **Adjoining Carport** measuring 27' 6" x 21' 4" (8.38m x 6.50m) with power and lighting. The rear garden is thoughtfully arranged with extensive areas of paving, outside tap, lighting and power, gravel standing and enclosed by a combination of panel fencing and post and rail fencing with open field views to the rear.

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

TENURE

Freehold
Council Tax Band - TBC





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St Neots

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St. Neots
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