

# 16, GREEN END

GREAT STUKELEY • PE28 3AE





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- Large Detached Family Home
- Two En Suite Shower Rooms And Family Bathroom
- Open Plan Kitchen/Family Room
- Approximately 16.6 Acres
- Planning Permission Granted For One Bedroom Annex ref 21/01762/HHFUL
- Four Double Bedrooms
- Four Reception Rooms
- Equestrian Facilities To Include Three Stables, Tack Room And Schooling Arena
- Countryside Views

A spacious and well presented detached family home with generous gardens and available with approximately 16.6 acres, three stables, tack room and schooling arena. Built by the current owners family in 1952, the property was then extended in the late 1980's and more recently planning permission has been approved for a one bedroom annex, planning reference 21/01762/HHFUL. The property is bright and spacious throughout and can be found located on the edge of the village with stunning countryside views.

The house is approached via a private gravel driveway flanked by two Huntingdonshire Elms thought to be of historical significance with ample horse box and vehicle parking. There is also a second vehicular access to the schooling arena and paddocks.

Internally the house is well presented and offers excellent living and entertaining spaces with living room, garden room, dining room, study and a fantastic kitchen breakfast room. There are also four double bedrooms with en suite shower rooms to the principal bedroom and guest bedroom.

Great Stukeley is a pretty village with a Church, Village Hall and Country Pub 1.8 miles North West of Huntingdon. Huntingdon is a historical market town with a full range of services which include supermarkets, shops, schools, hospital and main line station to London Kings Cross and easy access to the A14 and A1. The world famous city of Cambridge is just over twenty miles away and Peterborough 24 miles with easy access to the A14 and A1.

Please note, our vendors would consider selling the property as separate lots. For further details please contact the office.

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

**Guide Price £1,400,000**

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### COMPOSITE DOUBLE GLAZED DOOR TO RECEPTION HALL

Double glazed window to front, coats hanging area, tiled flooring, door to

### UTILITY ROOM

7' 10" x 6' 7" (2.39m x 2.01m)

Double glazed window to rear aspect, space and plumbing for washing machine, space for tumble dryer, central heating boiler serving hot water system and radiators, sink unit.

### CLOAKROOM

Double glazed window to rear aspect, fitted in a white two piece suite comprising low level WC, wash hand basin with tiled surrounds, coving to ceiling, heated towel rail, tiled flooring.

### LOUNGE

16' 5" x 12' 10" (5.00m x 3.91m)

A double aspect room with double glazed windows to front and side aspects, coving to ceiling, two radiators, parquet flooring, wood burning stove with timber bressumer over and slate hearth, wall light points.





## SUN LOUNGE

24' 3" x 12' 10" (7.39m x 3.91m)

A double aspect room with double glazed bi-fold doors to side and three double glazed windows to front aspect, radiator, roof lantern, recessed down lighters, under floor heating with wall mounted thermostat, stairs to first floor with Oak hand rail and balustrade, engineered Oak flooring, radiator, vaulted ceiling, feature arch window, two wall light points, access to

## DINING ROOM

22' 4" x 12' 2" (6.81m x 3.71m)

Double glazed bay window to side aspect, coving to ceiling, radiator, engineered Oak flooring, remote controlled electric fire, four wall light points, feature arch window.

## STUDY

14' 9" x 8' 6" (4.50m x 2.59m)

Two double glazed windows to side aspect, coving to ceiling, work station incorporating desk unit and drawer units, cupboard storage, radiator.

## KITCHEN

24' 11" x 10' 6" (7.59m x 3.20m)

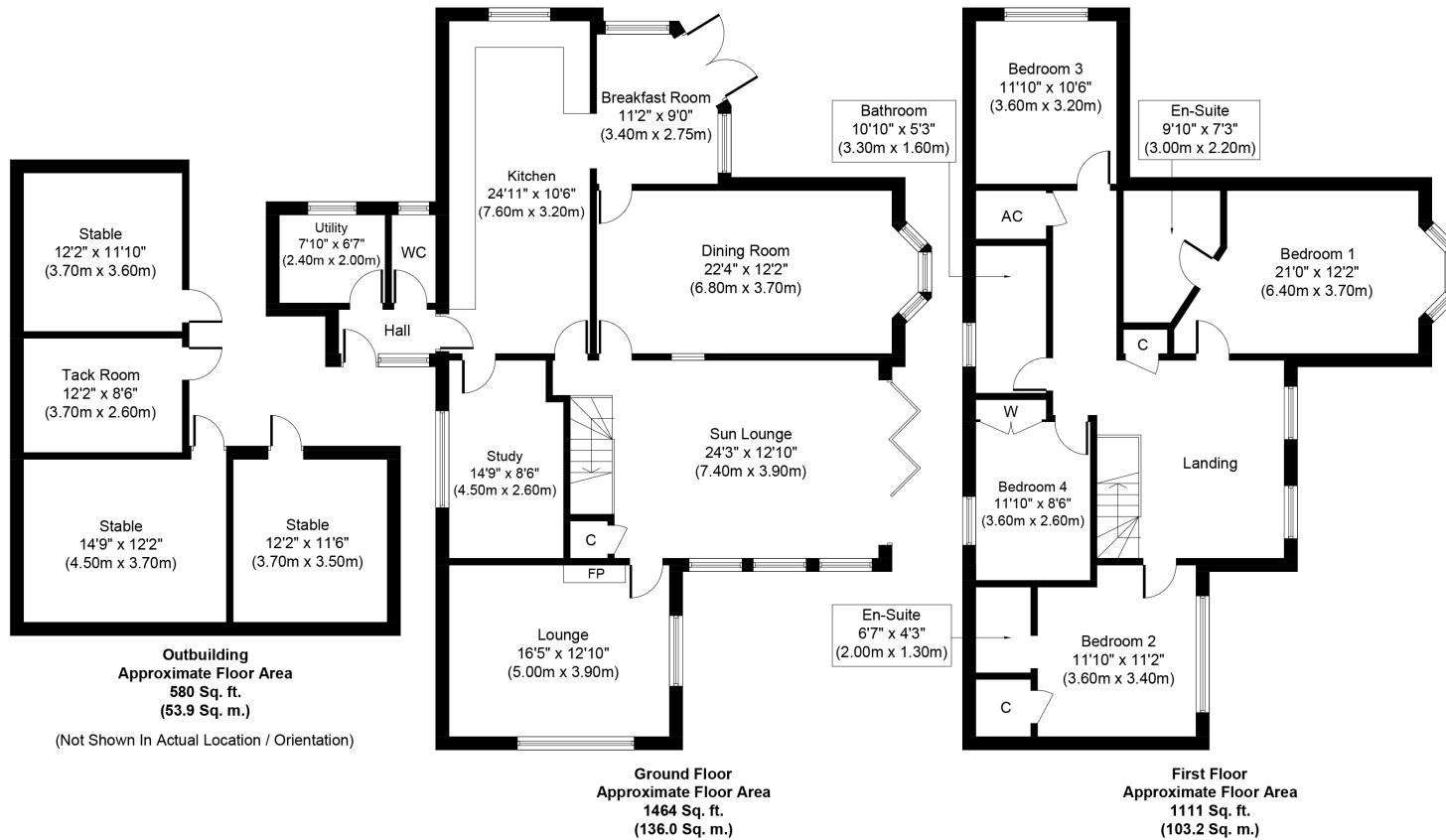
Double glazed windows to side aspect, fitted in a range of base, drawer and wall mounted units with complementing work surfaces and up-stands, oil fired Aga, integrated fridge freezer, electric oven, combination steam oven and grill, central island unit housing induction hob with extractor hood over and additional drawer units, integrated dishwasher, Butler style sink unit with mixer tap, coving to ceiling, radiator, wine cooler, tiled flooring.

## BREAKFAST ROOM

11' 2" x 9' 0" (3.40m x 2.74m)

Vaulted ceiling, double glazed windows overlooking garden, double glazed French doors to rear, radiator, tiled flooring, vaulted ceiling, double glazed windows overlooking garden, double glazed French doors to rear, radiator, tiled flooring.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## FIRST FLOOR GALLERIED LANDING

Overlooking the **Garden Room** coving to ceiling, access to loft space, built in cupboard with hanging and shelving, two Velux windows.

## PRINCIPAL BEDROOM

21' 0" x 12' 2" (6.40m x 3.71m)

Walk in double glazed bay window to side, coving to ceiling, wall light points, an extensive range of bedroom furniture with stunning panoramic views across the fields.

## PRINCIPAL EN SUITE SHOWER ROOM

9' 10" x 7' 3" (3.00m x 2.21m)

Double glazed window to side aspect, fitted in a three piece suite comprising low level WC, vanity wash hand basin with tiling, double shower cubicle with Aqua boarding, shaver point, heated towel rail, extractor fan, heated de-misting mirror.

## BEDROOM 2

11' 10" x 11' 2" (3.61m x 3.40m)

Double glazed window to side aspect, coving to ceiling, radiator, walk in wardrobe with hanging and shelving with stunning panoramic views across the fields.

## EN SUITE SHOWER ROOM

6' 7" x 4' 3" (2.01m x 1.30m)

Fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, double shower cubicle with complementing tiling, recessed down lighters, extractor fan, tiled flooring, heated towel rail.

## BEDROOM 3

11' 10" x 10' 6" (3.61m x 3.20m)

Double glazed window to rear aspect, coving to ceiling, radiator with stunning panoramic views across the fields.

## BEDROOM 4

11' 10" x 8' 6" (3.61m x 2.59m)

Double glazed window to side aspect, coving to ceiling, radiator, double built in wardrobe with hanging and shelving.

## FAMILY BATHROOM

10' 10" x 5' 3" (3.30m x 1.60m)

Double glazed window to side aspect, fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, 'P' shaped bath with shower screen and shower over, complementing tiling, heated towel rail, recessed down lighters, storage cupboard, tiled flooring.

## OUTSIDE

The property is approached via a private gravel access leading to an extensive driveway with central turning feature and ample off road parking provision. The gardens are laid to lawn enclosed by a low level feature wall with mature hedging and fencing, mature trees, planting, outside tap and lighting, seating areas and oil tank. The **Integral Garage** has power, lighting, door to **Reception Hall** window to rear aspect.

## EQUESTRIAN FACILITIES

There is a **Schooling Arena**, Stable 1 measures 12' 2" x 11' 6" (3.71m x 3.51m), Stable 2 measures 14' 9" x 12' 2" (4.50m x 3.71m) and Stable 3 measures 12' 2" x 11' 10" (3.71m x 3.61m). The Tack Room measures 12' 2" x 8' 6" (3.71m x 2.59m). There is approximately sixteen acres of grass and paddock land with orchard and enclosed by fencing and hedge lined borders.

## TENURE

Freehold  
Council Tax Band - F





#### Huntingdon

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Huntingdon

Tel : 01480 414800

#### St Neots

32 Market Square

St. Neots

Tel : 01480 406400

#### Kimbolton

6 High Street

Kimbolton

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