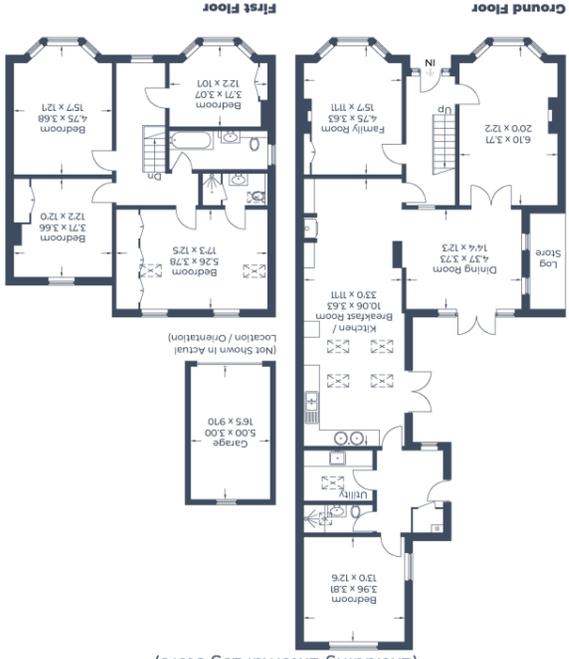


| Energy Efficiency Rating | |
|---|--|
| Very energy efficient - lower running costs | Very energy inefficient - higher running costs |
| A (89-100) | G (1-20) |
| B (81-88) | F (21-28) |
| C (69-80) | E (29-34) |
| D (55-68) | D (35-39) |
| E (39-54) | C (40-44) |
| F (13-38) | B (45-49) |
| G (1-12) | A (50-54) |
| Current Rating | Target Rating |

Illustration for identification purposes only.
measurements are approximate, not to scale.
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Approximate Gross Internal Area
Ground Floor = 137.3 sq m / 1,478 sq ft
First Floor = 86.3 sq m / 929 sq ft
Garage = 15.0 sq m / 161 sq ft
Total = 238.6 sq m / 2,568 sq ft
(Excluding External Log Store)



(Not Shown in Actual Location / Orientation)

- Impressive double-fronted Victorian detached residence on sought-after Kings Road, St Neots.
- Features four spacious reception rooms, an extended kitchen/breakfast room, and original period details throughout.
- Grand entrance hall with original Victorian floor tiles; generous and private mature rear garden.
- Short walk to town centre, mainline railway station (fast links to London), riverside walks, and Priory Park.
- Over 2,400 sq. ft of versatile, well-presented accommodation arranged over two floors.
- Five bedrooms in total—four upstairs plus a ground-floor double bedroom with shower room.
- Driveway parking and attractive period façade.
- An exceptional opportunity to acquire an elegant family home in a prime central location.

Introduction.

A distinguished Victorian residence in one of St Neots' most desirable addresses, occupying a prominent position on the highly regarded Kings Road, this elegant double-fronted Victorian detached home offers an exceptional combination of period charm, generous proportions and versatile living space. Beautifully presented and rich in character, the property provides over 2,400 sq.ft of accommodation arranged to suit modern family life while retaining many original architectural details.

A striking façade and traditional entrance welcome you into a grand reception hall where original Victorian tiled flooring immediately sets the tone for the home's timeless character. The ground floor unfolds into a series of beautifully proportioned reception rooms, each offering flexibility for both everyday living and entertaining. These include a refined sitting room, a formal dining room, an inviting family room and an additional study or snug—ideal for home working or quieter retreat.

At the heart of the home is a spacious kitchen and breakfast room designed for modern family living. This welcoming space offers ample room for cooking, dining and socialising, with natural light and direct access to the garden creating a wonderful indoor-outdoor connection. A separate utility room and ground-floor shower room provide additional practicality.

The first floor comprises four well-appointed bedrooms, each generously sized and bathed in natural light, as well as a family bathroom. In addition, a spacious ground-floor double bedroom with an adjoining shower room offers excellent versatility—perfect for accommodating guests or supporting multi-generational living arrangements.

Outside, the property enjoys a mature and private rear garden, offering an attractive setting for relaxation and outdoor entertaining. The established planting and generous lawn create a tranquil environment rarely found so close to the town centre.

Kings Road is widely regarded as one of the most desirable residential streets in St Neots, placing this home within easy walking distance of the vibrant town centre, riverside walks along the River Great Ouse, and the beautiful grounds of Priory Park. The nearby St Neots railway station provides fast and convenient mainline services to London, making the property ideal for commuters.

Offered for sale with NO FORWARD CHAIN.

Ground Floor

Accommodation

Part glazed door with frosted side light windows and stained glass to

Entrance Hall

stairs to the First Floor Landing, original tiled floor, radiator, under stairs storage cupboard

Lounge

bay with sash windows to the front aspect, original fireplace with open fire and fitted cupboard & display cabinet to the side recess, wall light points, radiator

Sitting Room

bay with sash windows to the front aspect, original fireplace with open fire, Oak flooring, wall light points, TV point, part glazed double doors to the Dining Room

Dining Room

French doors to the patio and rear garden, Oak flooring, windows to the side aspect, radiator

Family Room

fireplace with wood burning stove, fitted cupboards and book shelving to the side, Oak flooring, TV point, open through to the Kitchen Breakfast Room

Kitchen Breakfast Room

base and eye level cupboards, drawer units, wooden work surfaces with ceramic one and a half bowl sink inset, gas fired AGA, plumbing for dishwasher, space and plumbing for American style fridge freezer, porcelain tiled floor with electric under floor heating, four roof light windows, French doors to the patio and rear garden, door to Rear Entrance Hall

Rear Entrance Hall

part glazed door to the rear garden, porcelain tiled floor with electric underfloor heating, window to the side aspect, BOOT ROOM with gas fired Worcester boiler

Bedroom Five or Office

windows to the side and rear aspect, radiator

Shower Room

fully tiled shower, W.C, wash hand basin, porcelain tiled floor with electric underfloor heating, rooflight window

Utility Room

base level and tall storage cupboards, work surface, plumbing for washing machine and space for tumble dryer, porcelain floor tiling with electric underfloor heating

First Floor

First Floor Landing

loft access, window to the front aspect, two radiators

Bedroom One

two windows to the rear aspect, fitted wardrobes, rooflight window, two radiators

En-Suite Shower Room

fully tiled shower, W.C, wash hand basin, towel radiator, porcelain floor tiling, roof light window

Bedroom Two

bay with sash windows to the front aspect, fitted wardrobe, radiator

Bedroom Three

sash window to the rear aspect, radiator, airing cupboard with hot water cylinder and shelved linen storage

Bedroom Four

bay with sash window to the front aspect, fitted wardrobe, radiator

Bathroom

bath with mixer tap hand, shower attachment and rain shower, vanity unit with wash basin and W.C, frosted window, radiator

Outside

Garden

the rear garden is fully enclosed and laid mainly to lawn with well stocked flower and shrub borders, block paved patio area and further seating areas around the garden

Garage & Parking

a gravelled driveway alongside the property for off road parking leading to the Garage. The single garage has barn doors, power and light connected

