

# SHEPHERD'S CORNER

KIMBOLTON ROAD • LOWER DEAN • PE28 0LJ



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## KEY FEATURES

- Individual, Characterful Detached Home in Sought-After Hamlet.
- Gardens and Grounds in the Region of 1.60 Acres with Delightful Rural Surroundings.
- Comfortable, Well-Planned Accommodation – CHAIN FREE.
- Stunning Open Plan Living Space with Finely Crafted Kitchen/Breakfast Area and Lounge with Vaulted Ceiling and Extensive Glazing.
- Practical Laundry/Utility Room.
- Three Double Bedrooms including Principal with En Suite.
- Fully Tiled Family Bathroom with Bath and Shower.
- Extensive Gravelled Driveway, Parking and Turning Space.
- Economic and Environmental Benefits of Air-Source Heat Pump and Underfloor Heating.
- EPC Rating – C.

## THE PROPERTY

Coming to the market for the first time, this fine and characterful slate and pantiled, barn-style detached residence offers a wonderfully spacious and light interior which takes full advantage of the delightful semi-rural location and surrounding open countryside.

The property is situated to the front of an exceptional plot of over one and a half acres, with a formal garden area and wrap-around paved terrace separated from the extensive and mature main grounds by post and rail fencing.

The property provides exceptionally versatile accommodation of undoubted quality that will satisfy the most discerning home buyer, with both wonderful entertaining space and provision for homeworking. Extending to around 1,250 square feet, the well-planned layout features a welcoming entrance hall, stunning open plan living space with tiled flooring and featuring a well-crafted kitchen/breakfast room with comprehensive range of quality cabinets and integrated appliances, and a lounge area with a wonderful, vaulted ceiling and extensive glazing including double doors opening onto the garden terrace. There is also a useful laundry/utility room. The principal bedroom has a en suite shower room and there are two further double bedrooms, one on the first floor, and a fully tiled family bathroom with both bath and separate shower.

Note: Some of the internal images have CGI staging.

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Guide Price £675,000

**Kimbolton branch: 01480 860400**  
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Lower Dean is a charming hamlet on the Cambridgeshire/Bedfordshire/Northamptonshire border. It is separated from the village of Upper Dean by delightful open countryside and can be found approximately 4 miles to the west of Kimbolton. Upper Dean boasts a Public House, Eileen Wade Lower School and a Parish Church. The village is in the catchment area for Margaret Beaufort Middle School and Sharnbrook Upper School. Upper Dean also features excellent sporting and recreational facilities with all-weather tennis courts, cricket pitch and a sports pavilion which a playgroup uses.

Nearby, the historic market town of Kimbolton boasts one of the area's leading private schools, Kimbolton School, along with the well-regarded Kimbolton Primary Academy. The High Street boasts a variety of shops and eateries, supermarket, doctor and dentist surgeries, chemist with post office, garage, public house and St Andrews church. Conveniently situated for road and rail use, main routes such as the A1, the newly upgraded A14 and the A428 are all within easy reach, with nearby Bedford, Huntingdon and St Neots offering mainline stations and a commuter service to London. East Midlands, London Luton and London Stansted are all just over an hour away.

Approximate Gross Internal Area  
114.6 sq m / 1234 sq ft



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. (ID1085132)  
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