



CADES COTTAGE

HIGH STREET • UPPER DEAN • PE28 0LY



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AT A GLANCE

- Characterful cottage fronting an exceptional plot with fine views over open countryside.
- Approaching 1,500 square feet of sympathetically extended, remodelled and enhanced accommodation .
- Spacious and light farmhouse-style kitchen/ dining room with hardwood counter, Butler sink and bi-fold doors opening onto the garden.
- Cosy, welcoming sitting room with wood burning stove.
- Useful home office/family room and separate snug.
- Practical utility room and cloakroom/WC.
- Four comfortable bedrooms and well-appointed bathroom.
- Generous, delightfully landscaped gardens approaching third of an acre and ample private off-road parking.
- Peaceful village environment yet convenient for access to local facilities and major road and rail links.

LOCATION

The village of Upper Dean is separated by approximately a mile of 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, and with access to the popular 26-mile Three Shires Bridleway 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. There are shops and a cafe, pub/restaurant and Indian restaurant, supermarket, doctor and dentist surgeries, chemist, veterinary practice, garage and St Andrews church. Conveniently situated for road and rail use, main routes such as the A1, the recently 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.

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THE PROPERTY

A charming and beautifully presented semi-detached home, perfectly located for village life whilst remaining convenient for those requiring access to major road and rail links.

The property, with slate roof and attractive part Flemish Bond red brick elevations, has been extended and extensively remodelled and upgraded over the years to offer approaching 1,500 square feet of comfortable, characterful accommodation providing exceptional living, entertaining and home working space including four bedrooms, three reception rooms and exceptional kitchen/dining room with bi-fold doors opening onto the garden.

A particular feature of the property is the generous and attractively landscaped garden which takes full advantage of the perfect village setting, with areas for relaxing, entertaining and just sitting to enjoy the delightful seclusion and unrivalled views over open countryside.

ACCOMMODATION IN BRIEF:

Steps up to the hardwood panelled front door with outside coach lamp opening into the entrance lobby with cloaks hanging space and staircase to the first floor.

The welcoming sitting room features engineered oak flooring, extensive book shelving, sash-style window to the front and a recessed brick fireplace housing a wood burning stove for cosy evenings.

Situated to the rear to take full advantage of the garden view, the outstanding kitchen/dining room extends to around 22ft x 13ft overall, with engineered oak flooring, recessed ceiling downlighters and bi-folding doors opening onto the garden terrace.

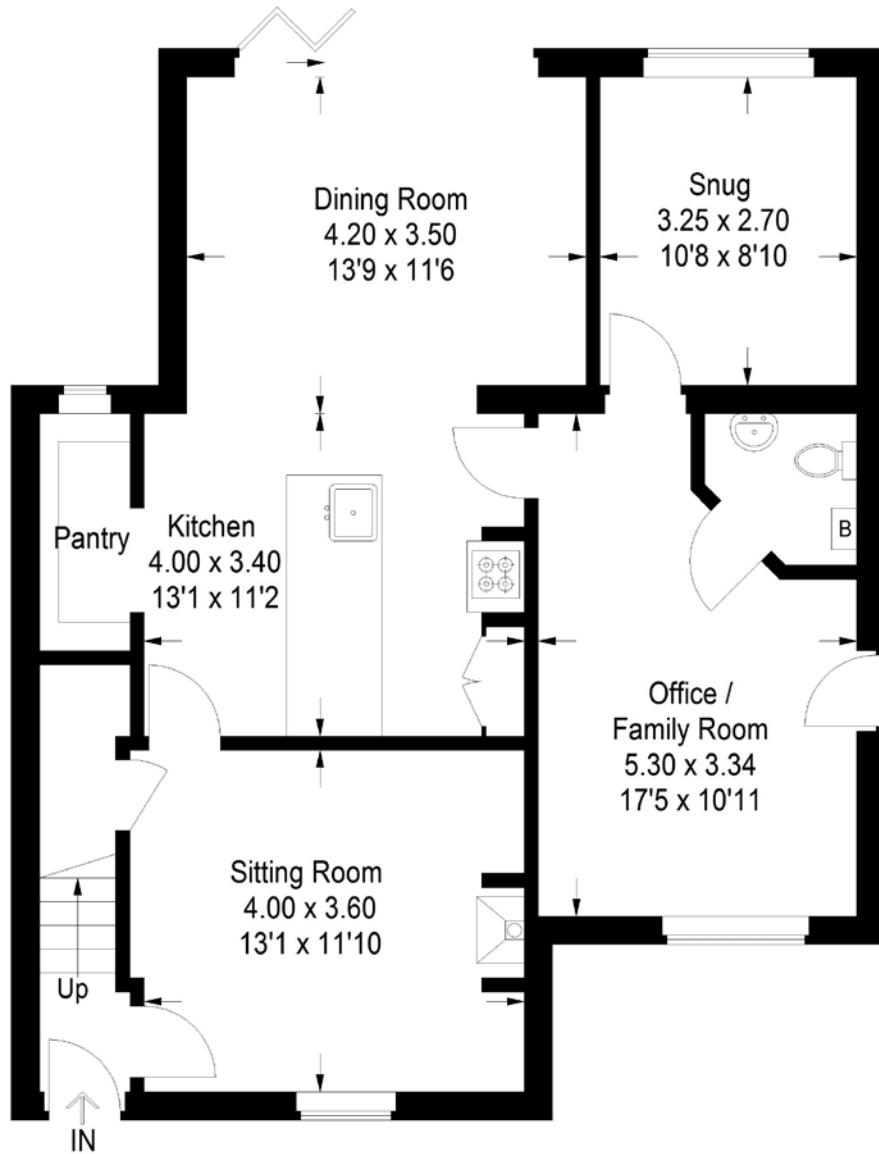
The kitchen area offers an array of bespoke painted cabinets and oak countertop with Butler sink, mixer tap and pendant lighting, decorative tiled recess with range cooker and stainless-steel extractor over, and walk-in shelved pantry with space and plumbing for dishwasher.

From the kitchen, the spacious home office/family room has quality laminate flooring, desk space, bench and shelving, with sash-style window to the front and side door to outside. There is a useful utility area with plumbing for washing machine, space for additional appliance, oil-fired boiler, plus fitted handbasin and WC, ideally placed for guests and those coming in from the garden.

For those requiring more space, there is also a third reception room to the rear of the property which could serve equally as a music room, TV room or quiet snug.

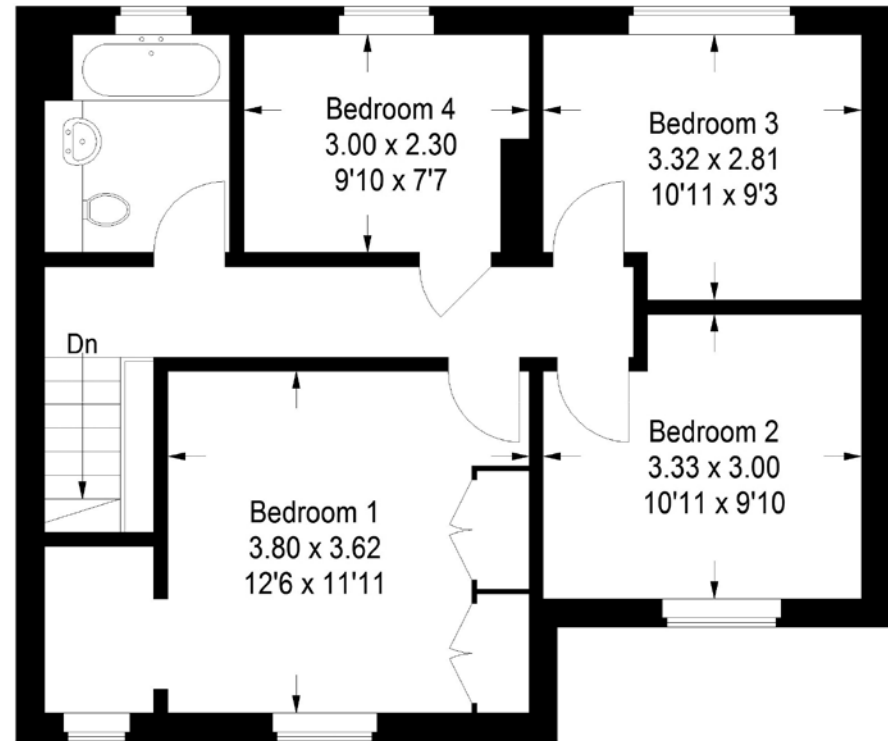
The first-floor landing provides access to four comfortable bedrooms; two to the front with sash-style windows and two at the rear enjoying views of the garden and countryside beyond. The principal bedroom has exposed timber flooring and two built-in wardrobes, and bedroom four is currently configured as a study.





Ground Floor

Approximate Gross Internal Area
138.3 sq m / 1489 sq ft



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. (ID1288623)



The bathroom has extensive wall tiling and quality laminate flooring and is fitted with suite comprising panelled bath with independent shower over and glazed screen, countertop with inset washbasin and storage cupboards below, and WC with concealed cistern, plus traditional double column radiator with towel rail.

OUTSIDE

The property occupies a gently elevated position with ample off-road parking and hardwood gate to the side providing access to the wonderful rear garden with its fine expanse of lawn interspersed with mature trees and shrubs, backing onto open countryside. The large slate-tiled patio/terrace is accessed directly via bi-folding doors from the house and is bordered by raised flower beds with a retaining wall of sleepers and steps to the main garden.

There is an excellent garden bar for when entertaining 'al fresco', along with two timber sheds and greenhouse, oil tank and large covered log store.

BUYERS INFORMATION

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