

ASHLEY LODGE

BRIDGE ROAD • BROUGHTON • PE28 3AZ





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- Versatile Extended Accommodation
- Four Double Bedrooms
- Two En Suites And Family Bathroom
- Impressive 28' Kitchen/Family Room
- Stunning Private Gated One Acre Plot
- Beautiful Field Views
- Double Garaging And Outbuildings
- Hugely Desirable Village Location

This exceptional detached family residence, constructed by acclaimed local developer offers impressive extended accommodation.

The ground floor is centred around an impressively proportioned, triple aspect, 28' kitchen/family room with integrated appliances, there are five further reception rooms providing both extensive and versatile overall living space.

There are four double bedrooms with two en-suites and family bathroom. The outlook from the first floor is fabulous with open field views in every direction.

Outside, the house stands in fantastic one-acre gardens accessed via electrically operated gates. The grounds are surrounded by farmland with some stunning open countryside views. There's a lovely range of outbuildings including an oversized double garage with studio room above, a great size timber workshop and barn offering an ideal store for ride on mowers and garden equipment.

Overall, a superb family home offering semi-rural living yet within only a 10 minute drive of Huntingdon railway station. Planning permission has been granted for further extension. Details available on request.

Must be viewed to be fully appreciated.

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

Guide Price £895,000

Huntingdon branch: 01480 414800
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GLAZED COMPOSITE PANEL DOOR TO

RECEPTION HALL

17' 11" x 14' 1" (5.46m x 4.29m)

Bespoke staircase to first floor, cornicing to ceiling, under stairs storage cupboard, engineered wood flooring.

ENTRANCE RECESS

9' 1" x 3' 10" (2.77m x 1.17m)

Coving to ceiling, engineered Oak flooring.

UTILITY ROOM

9' 10" x 5' 8" (3.00m x 1.73m)

UPVC window to front aspect, single drainer one and a half bowl Franke resin sink unit with mixer tap, appliance spaces, base units with work surfaces and up-stands, recessed lighting, coving to ceiling, single panel radiator, walk in storage cupboard, ceramic tiled flooring.

CLOAKROOM

Fitted in a two-piece suite comprising low level WC, vanity wash hand basin with mixer tap, Oak work surfaces and up-stands, UPVC window to front aspect, single panel radiator, coving to ceiling, ceramic tiled flooring.







KITCHEN/BREAKFAST ROOM

28' 7" x 13' 1" (8.71m x 3.99m)

An impressively proportioned light open plan contemporary triple aspect space with UPVC windows to front, side and rear aspects, UPVC door to garden terrace, re-fitted in a range of Shaker style base and wall mounted cabinets with complementing work surfaces and up-stands, space and plumbing for American style fridge freezer, single drainer one and a half bowl enamel sink unit with mixer tap, appliance spaces, drawer units, pan drawers, integral Bosch induction hob with suspended extractor canopy fitted above, double Bosch electric oven, integral automatic dishwasher, central island incorporating breakfast bar, cabinet storage and drawer units, recessed lighting, larder units, double panel radiator, engineered Oak flooring, inner door to

BOOT ROOM

9' 6" x 6' 3" (2.90m x 1.91m)

Composite door to garden and UPVC window to side aspect, fitted in a range of Shaker style base units with inset Butler sink unit with directional mono bloc mixer tap, drawer units, appliance spaces, double panel radiator, recessed lighting, porcelain floor tiling.

DINING ROOM

12' 9" x 11' 4" (3.89m x 3.45m)

UPVC window to garden aspect, double panel radiator, dado rail, underlit arch display recess, wall light point, coving to ceiling, engineered Oak flooring.

INNER HALL

8' 1" x 5' 3" (2.46m x 1.60m)

Single panel radiator, coats hanging area, coving to ceiling, engineered wood flooring.

FAMILY ROOM

15' 5" x 12' 8" (4.70m x 3.86m)

Access to loft space, vertical contemporary anthracite radiator, sill mounted wood burner, TV point, recessed lighting, bespoke joinery incorporating cabinet storage and fixed display shelving.









SITTING ROOM

22' 3" x 13' 7" (6.78m x 4.14m)

A light double aspect room with UPVC bay window to side garden and French doors accessing **Conservatory** to the rear, two double panel radiators, wall light points, central fireplace in natural Limestone with inset electric fire, TV point, telephone point, decorative corning.

CONSERVATORY

10' 10" x 10' 10" (3.30m x 3.30m)

Of UPVC double glazed brick-based construction with "Cozy" reinforced roofing, vertical contemporary radiator, French doors accessing garden terrace to the rear, recessed lighting, ceramic tiled flooring.

STUDY

11' 9" x 7' 5" (3.58m x 2.26m)

Single panel radiator, UPVC window to garden aspect, coving to ceiling, telephone point, engineered wood flooring.

FIRST FLOOR GALLERIED LANDING

UPVC window to front aspect, decorative corning, single panel radiator, shelved storage cupboard.

PRINCIPAL BEDROOM

13' 8" x 13' 0" (4.17m x 3.96m)

UPVC window to garden aspect, single panel radiator, corning to ceiling.

DRESSING AREA

9' 10" x 3' 3" (3.00m x 0.99m)

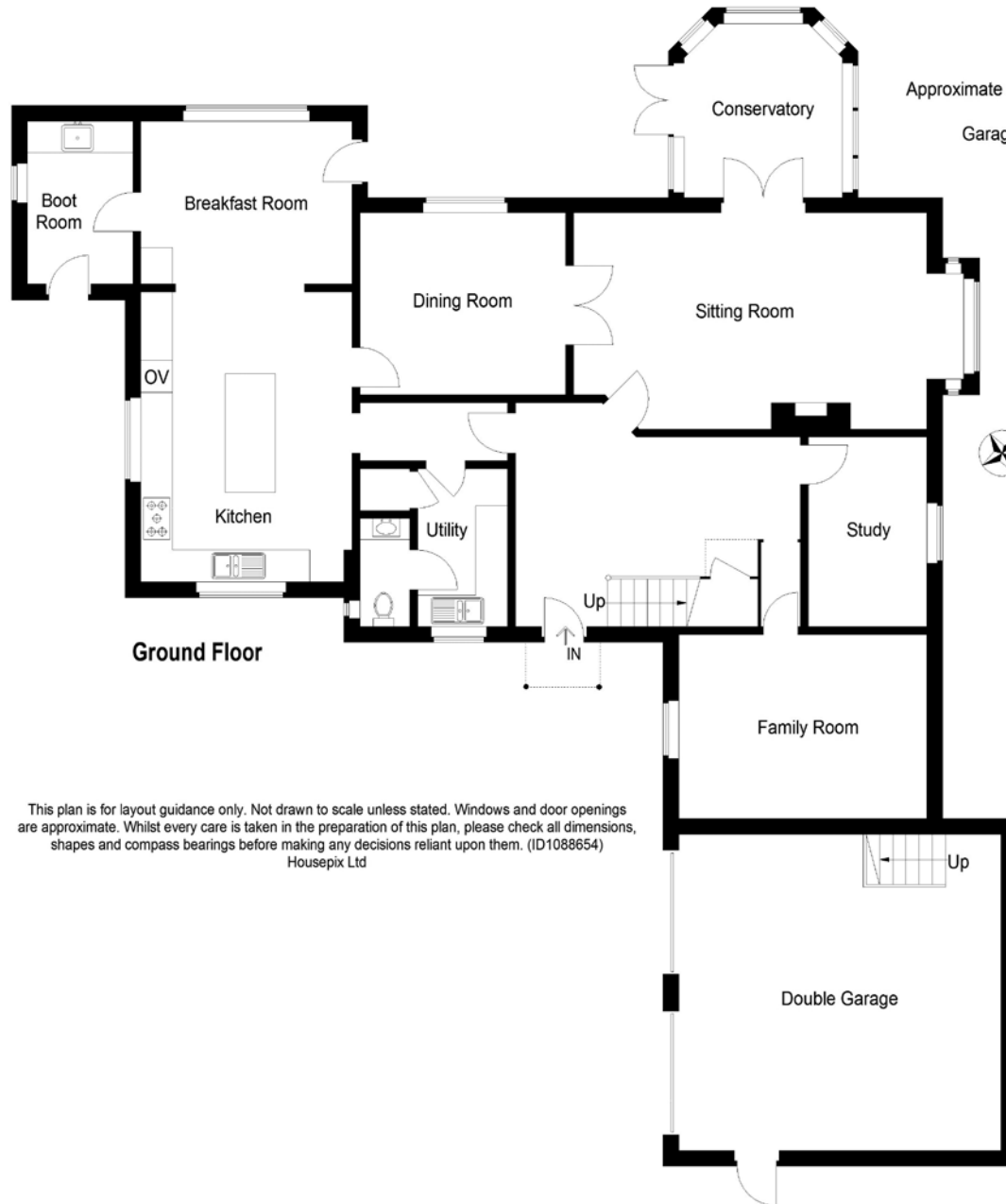
Recessed lighting, corning to ceiling.

EN SUITE SHOWER ROOM

12' 11" x 8' 2" (3.94m x 2.49m)

UPVC window to side aspect, two single panel radiators, fitted in a four-piece white suite comprising vanity wash hand basin with twin glass fronted display cabinets and cabinet storage, oversized multi head screened shower enclosure with Dolphin boarding and tiling, shelved storage cupboard, low level WC, panel bath with mixer tap and full ceramic tiling, chrome heated towel rail, contour border tiling, ceramic tiled flooring.



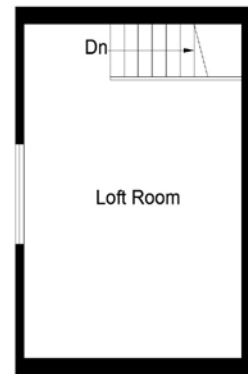


Approximate Gross Internal Area (Excluding Outbuildings)
 256.1 sq m / 2757 sq ft
 Garage / Loft Room = 60.6 sq m / 652 sq ft
 Total = 316.7 sq m / 3409 sq ft

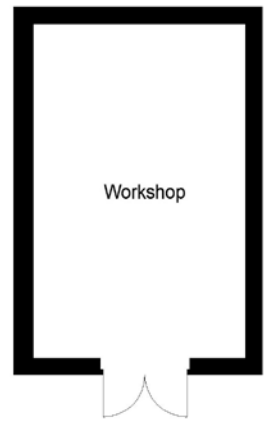
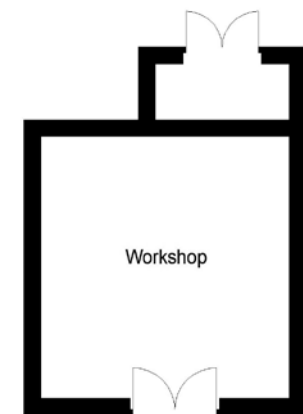
= Reduced headroom below 1.5 m / 5'0"



First Floor



First Floor Garage



Outbuildings
 (Not Shown In Actual Location / Orientation)

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. (ID1088654)
 Housepix Ltd

GUEST ROOM

13' 9" x 12' 6" (4.19m x 3.81m)

UPVC window to garden aspect, single panel radiator, access to loft space, access to

GUEST EN SUITE BATHROOM

8' 11" x 6' 3" (2.72m x 1.91m)

Fitted in a three-piece white suite comprising low level WC, pedestal wash hand basin, panel bath with hand mixer shower, arch display recess, UPVC window to garden aspect, single panel radiator, extractor unit, composite flooring

BEDROOM 3

13' 1" x 10' 8" (3.99m x 3.25m)

UPVC window to garden aspect, airing cupboard housing hot water cylinder and shelving, storage cupboards, double panel radiator, wood flooring.

BEDROOM 4

10' 5" x 8' 3" (3.17m x 2.51m)

UPVC window to front aspect, single panel radiator.

FAMILY BATHROOM

8' 6" x 7' 2" (2.59m x 2.18m)

Fitted in a four-piece white suite comprising low level WC, pedestal wash hand basin, panel bath with hand mixer shower, extensive tiling, screened shower enclosure with independent shower unit fitted over, single panel radiator, sky light window, vinyl floor covering.

OUTSIDE

The extensive frontage is accessed via electrically operated, wrought iron gates which lead onto a substantial gravel driveway giving provision for numerous vehicles accessing the oversized double garage. This measures 6.22m x 5.88m with twin, electrically operated doors, power and lighting, base mounted oil-fired central heating boiler. There is a studio room above measuring 6.22m x 5.8m with scope for further development and use as additional accommodation subject to relevant building regulations. There is outside lighting and power points and the frontage is enclosed by mature hedging offering both security and privacy. The front garden is sub divided from the rear by brick walling and fencing. Gated access extends to the rear gardens which are primarily lawned with an extensive paved terrace and seating area. There is a timber workshop measuring 4.6m x 4.1m with lighting, power and double doors to the front with an adjoining storage shed. The further barn measures 4.2m x 5.3m with double timber doors to both front and side. The grounds are hedge lined and very private.

TENURE

Freehold

Council Tax Band - F





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