

CHERRY TREE COTTAGE

THRAPSTON ROAD • ELLINGTON • PE28 0AE





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AT A GLANCE

- Attractive, generously proportioned village residence on fine plot.
- Over 2,650 square feet of wonderfully versatile accommodation arranged over three floors.
- Fabulous entertaining space and practical homeworking facilities.
- Five double bedrooms, two with en suite, plus family bathroom.
- Two comfortable reception rooms plus study/home office.
- Beautifully crafted kitchen with contrasting cabinets, granite counters and integrated appliances.
- Guest cloakroom and large utility room with pantry.
- Driveway and extensive parking including secure area for up to 8m caravan/motorhome.
- Double garage with office/storage above.
- Excellent village location convenient for major road and rail links and within sought- after school catchments.

THE VILLAGE

Ellington is a village and civil parish in Cambridgeshire, around 4 miles west of Huntingdon in Huntingdonshire, a non-metropolitan district of Cambridgeshire and historic county of England. The civil parish covers an area of 2,700 acres (1,100 hectares); much of it is grassland with some small woods in the south of the parish. Ellington sits within the catchment area for the outstanding Buckden C of E Primary school, which is just 3 miles; both Hinchingsbrooke Secondary School and Kimbolton Castle private school have dedicated coach services that transport children from the village each day. The village has a junction to the newly upgraded A14, giving excellent access to the A1 and onward to the M1/M6 and M11. Main line commuter train service to London's Kings Cross is available at Huntingdon and St Neots. The airports of Stansted, Luton and East Midlands can be reached in just over an hour.

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THE PROPERTY

A generously proportioned modern home offering high quality, bespoke accommodation with a wonderfully spacious interior that would equally suit the growing or extended larger family and those looking for a comfortable home with the added benefit of ample entertaining space and excellent facilities for home working.

The property is set well back from the road on an exception plot with attractive formal gardens and extensive parking/turning space.

With around 2,650 square feet of adaptable accommodation arranged over three floors, the property comprises in brief: three reception rooms, bespoke kitchen/breakfast room, utility and guest cloakroom, five double bedrooms and three bath/shower rooms, plus a double garage with office/studio above.

GROUND FLOOR

The ground floor features either hardwood or tiled flooring, with underfloor heating throughout. The entrance vestibule opens into the welcoming reception hall with tiled floor, guest cloakroom and oak staircase leading up to the galleried landing. Both the reception rooms have hardwood flooring; there is a fireplace with chimney in the family room which currently houses a raised, inset flame-effect fire and the lounge has French doors opening onto the garden terrace, and the third reception area could serve equally as a study or home office. The beautifully crafted bespoke kitchen is fitted with granite counters and upstands and a comprehensive range of quality contrasting cabinets with integrated appliances including Neff dishwasher, oven and steam ovens (both Pyrolytic self-clean), and is complemented by the adjacent, well-fitted laundry/utility room with pantry.

FIRST FLOOR


The bright and spacious galleried landing provides access to the three bedrooms and family bathroom, with an additional oak staircase leading to the second floor. All the bedrooms enjoy Amtico flooring and the principal bedroom features a superb en suite with Airbath and separate double shower enclosure, washbasin, WC and bidet. Bedroom two also features an en suite shower room and bedroom three has a full range of fitted wardrobes.

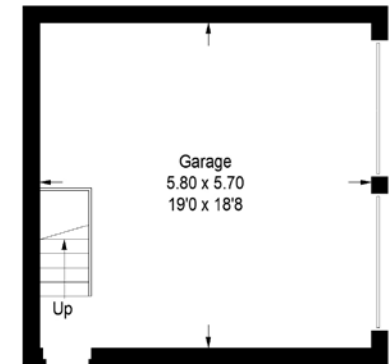
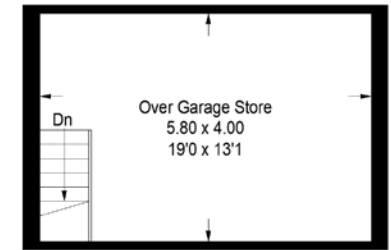
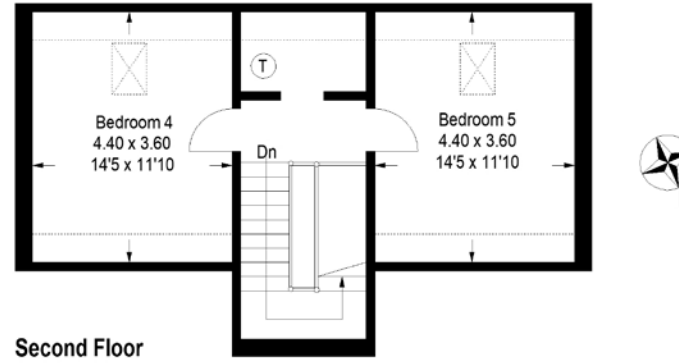
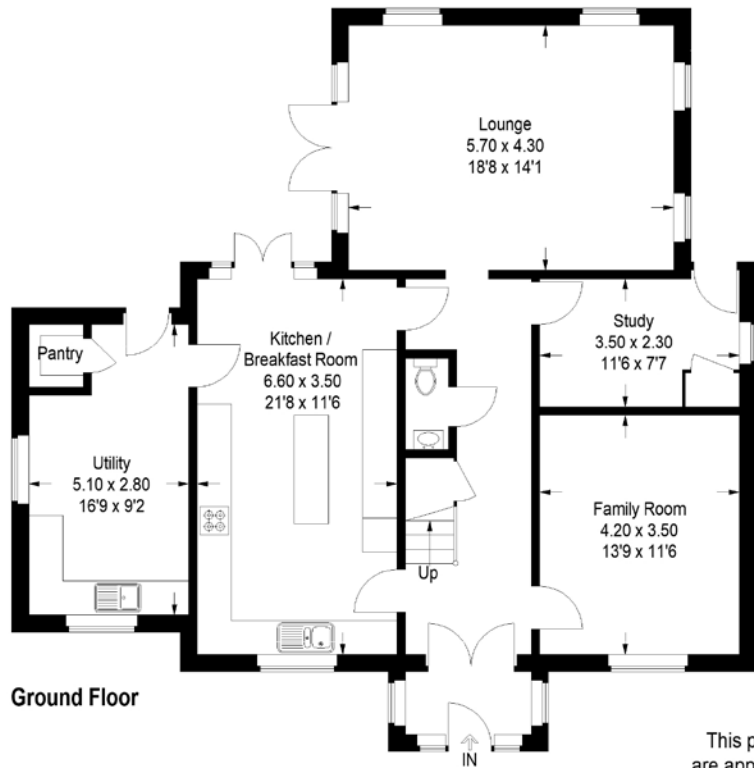
SECOND FLOOR

There are two large additional bedrooms on the second floor which could serve equally as guest accommodation, home office space, studio or games rooms.



Approximate Gross Internal Area = 248.6 sq m / 2676 sq ft
 Outbuilding = 56.9 sq m / 612 sq ft
 Total = 305.5 sq m / 3288 sq ft

 = Reduced headroom below 1.5 m / 5'0"



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. (ID1010668)
 Housepix Ltd



OUTSIDE

The property occupies a generous plot approaching 0.3 of an acre, with a hedge boundary and deep, lawned frontage interspersed with mature trees and a gravelled driveway opening to extensive parking/turning space and providing access to the double garage, with additional double gates to the side of the property leading to area of secure parking for caravan/motorhome etc.

The rear garden is fully enclosed by fencing and hedgerow, with areas of lawn, paved pathways and a patio area that is accessible from the house by French doors from both the lounge and kitchen/breakfast room, with electrically operated canopy, lighting, infrared heating and speakers (suitable for Sonos connection). There is also a delightful, thatched summerhouse with fitted speaker system (suitable for Sonos connection), and additional paved seating area to the front.

Outside lighting and water supply.

DOUBLE GARAGE

5.80m x 5.70m (19' x 18' 8")

Twin up and over doors, light and power, stairs to:

OFFICE/STORE

5.80m x 4.00m (19' x 13' 1")

Velux window, light and power.

ADDITIONAL SPECIFICATION/NOTES:

The property features 'Reko' controllable Smart lighting to the kitchen/breakfast room and principal bedroom.

A speaker system (suitable for Sonos connection) is fitted to the kitchen, lounge, family room, principal bedroom and en suite.

Oil-fired central heating, with underfloor heating throughout the ground floor, radiators to first and second floors.

There are 13 solar panels (fitted in 2013) and we are informed that a feed-in tariff exists with Scottish Power until 22/12/33.

We also understand that a new inverter was fitted in August 2023 with 10-year guarantee.



Huntingdon

60 High Street
Huntingdon
Tel : 01480 414800

St Neots

32 Market Square
St. Neots
Tel : 01480 406400

Kimbolton

6 High Street
Kimbolton
Tel : 01480 860400

Mayfair Office

Cashel House
15 Thayer St, London
Tel : 0870 112 7099